

Providence City Planning Commission Agenda  
Providence City Office Building, 15 South Main, Providence UT 84332  
June 22, 2016

The Providence City Planning Commission will begin discussing the following agenda items at 6:00 p.m.  
Anyone interested is invited to attend.

**Approval of the Minutes:**

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of June 8, 2016.

**Action Items:**

Item No 1. Proposed Code Amendment: The Providence City Planning Commission will consider for recommendation to the Providence City Council, approval of code amendments to the Use Chart including but not limited to adding the words "counter top or" before the words "cabinet shop" in Item H. Industry and Manufacturing, Use 3.

Item No. 2. Proposed Zone Change: The Providence City Planning Commission will consider for recommendation to the Providence City Council, approval of rezone of Parcel No. 02-115-0014 located generally at 900 South 400 East, from Agricultural (AGR) to Single-Family Traditional (SFT).

**Study Items:**

Item No. 1. Proposed General Plan Amendments: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the definitions for zoning districts.

**Reports:**

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead on June 17, 2016.



Skarlet Bankhead  
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

**PROVIDENCE CITY  
Executive Staff Review**

**Planning Commission Meeting Date: 05/25/2016**

**Request:** Amend Providence City Code Title 10 Chapter 6 Section 1 Use Chart, including but not limited to adding the words "counter top or" before the words "cabinet shop" in Item H. Industry and Manufacturing, Use 3.

**Item Type:** Code Amendment

**Applicant:** Providence City

**Prepared by:** S Bankhead

**Staff Report Summary of Key Issues:**

1. As part of the General Plan review, the Providence City Planning Commission studied the Use Chart found in Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations. The Planning Commission felt some of the uses should be changed.
2. Craig Call, City Attorney, requested the Planning Commission consider adding the words "counter top or" before the words "cabinet shop" in Item H. Industry and Manufacturing, Use 3.

**FINDINGS OF FACT:**

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. **UCA § 10-9a-102 Purposes -- General land use authority.**  
*(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.*  
*(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.*
3. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
4. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission's recommendation.
5. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.

**CONCLUSIONS OF LAW:**

1. The proposed code amendment has been processed consistent with the above Findings of Fact.
2. The Planning Commission held a public hearing on May 25, 2016.
3. The attached code amendment represents the Planning Commission's recommendation.

**CONDITIONS:**

1. That the proposed code amendment continue to be processed in accordance with state and city codes, rules, and regulations.

**RECOMMENDATION:**

That the Providence City Planning Commission make a recommendation to the Providence City Council, that the City Council adopts the attached code amendment to Providence City Code Title 10 Chapter 6 Section 1 based on the Findings of Fact, Conclusions of Law, and Conditions listed above.

## CHAPTER 6

### USE REGULATIONS

#### SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

**10-6-1: USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand-alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
<b>A.</b>	<b>Residential Uses</b>															
1	Single family, detached	P	P	P	P	P	P	P	P	P					P	
2	Single family, attached					P	P	P		P	P	P			P	
3	Dwelling, two family									P	P	P			P	
4	Dwelling, three family									P	P	P			P	
5	Dwelling, four family									P	P	P			P	
6	Dwelling, multi-family											P			P	
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P			P	
8	Mobile/trailer home								P							
9	Secondary residential structure (OM 005-2005)	C	C	C	C											



		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	01/13/04)															
10	Cluster development			C	C	C	C	C	C	C	C	C			C	
11	Inner block development		C	C	C										C	
12	Planned Unit Development	C	C	C	C	C		C	C	C	P	P			C	
13	Bed & Breakfast	C	C	C	C	C							C		C	
14	Hotel/motel											C	C		C	
15	Lodging house									C	C	C	C		C	
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P			C	
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P			C	
<b>B.</b>	<b>Accessory/Incidental Uses</b>															
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	
2	Accessory dwelling unit	C	C		C	C	C								P	
3	Accessory farm building	P	P	P	P	P										
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P		P	
<b>C.</b>	<b>Governmental/Institutional/Special Services</b>															
1	Church	P	P	P	P	P	P	P	P	P	P	P				
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^				
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	C	
5	Preschool	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			C	
6	Public Park	P	P	P	P	P	P	P	P	P	P	P			P	P
	Private Lessons / public facility															C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P				
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P		P	P
<b>D.</b>	<b>Utility and Related Service</b>															
1	Electric substation	C	C													
2	Electric power plant	C														
3	Fire station	P	P	P	P	P	P	P	P	P	P	P				
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P				
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower	P											C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

		A G R	S F E	S F L	S F T	S F R	S FM	S F H	S MH	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	storage tank															
<b>E.</b>	<b>Professional Services</b>															
1	Business office, medium impact	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			P	
2	Business office, low impact	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^			P	
3	Business office, general												P	I or C*	P	
4	Clinic, dental												P	I or C*	P	
5	Clinic, medical												P	I or C*	P	
6	Clinical Social Worker												P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
8	Licensed professional	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	P		P	
10	Optical shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
11	Pharmacy	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
13	Private school, teaching	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P		P	
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
18	Veterinarian^^	C^	C^	C^					C^	C^	C^	C^	C		P	
<b>F.</b>	<b>Retail/Related Uses</b>															
1	Adult oriented business												C			
2	Food preparation, catering, etc	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	C
3	Bakery/Confectionery sales	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
4	Barber/beauty shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
5	Book/Stationery Store												p	p	P	

		A G R	S F E	S F L	S F T	S F R	S FM	S F H	S MH	M F R	M F M	M F H	C G D	C H D	M X D	P U B
6	Computer Store												p	p	P	
7	Department store												p	p	P	
8	Florist Store												p	p	P	
9	Furniture Store												p	p	P	
10	Specialty Store/Shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		P		
11	Grocery store	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	
12	Hardware store												p	p	P	
13	Home & Garden store												p	p	P	
14	Laundry/dry cleaning store												p	p	P	
15	Laundry services	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^				
16	Liquor store (OM 015-2004)												p	p	P	
17	Music Store												p	p	P	
	Paint Store												p	p	P	
18	Pet Grooming	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
19	Pet Store												p	p	P	
20	Restaurant/fast food												p	p	P	
21	Shoe repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	
22	Small appliance repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	C	
23	Variety Store												p	p	P	
24	Commercial complex												p	p	P	
25	Shopping center												p	p	P	
26	Tire sales, retail (OM 001-002, 02/27/01)												c	P		
27	Yard sales on an occasional basis	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^				
G.	Commercial/Related Uses															
1	Auto Sales – New & Used (OM 016-2004 05/11/04)												P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)															
3	Auto wash												P	P		
4	Bank/financial												C	I or C*	P	
5	^^^Nondepository Financial Institutions												P	I or C*		
6	Building materials												P	P		
7	Dance hall															
8	Gasoline/petroleum storage (not bulk)	C	C	C	C	C							C	C		
9	Gasoline sales/service												P	P		
10	Fitness Center Commercial (Gym)												P	P	P	
11	Convenience store												P	P		
12	Night club															
13	Print shop/sales	C^	C^	C^	C^	C^	C^	C^					P	P	P	
14	Recreation/Entertainment												P	I or C*		
15	Research facilities	C^	C^	C^	C^	C^	C^	C^				P				
16	Theater												P	P	P	
17	Vehicle storage															
H.	Industry and															

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	<b>Manufacturing</b>															
1	Auto repair, paint and body shop													C	C	
2	Paint and body shop													C		
3	Bldg maintenance & repair services												C			
4	Counter-top or Cabinet Shop															
5	Counter top shop															
6	Clothing Manufacturer															
7	Furniture Manufacturer															
8	General contractor yard												C			
9	Landscape services															
10	Yard/lawn/snow removal maintenance	C^	C^	C^	C^	C^							C			
11	HVAC shop/sales												C			
12	Ice cream plant															
13	Lumber yard												P			
14	Paint Shop												P			
15	Welding/machine Shop												C			
16	Wholesale outlet/storage and sales												P			
17	Light Manufacturing												C			
18	Motorcycle, Snowmobile, ATV, etc repair	C^	C^	C^	C^	C^	C^	C^	C^							
I.	<b>Agriculture and Related Uses</b>															
1	Beekeeping 4 or less colonies	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^
1A	Beekeeping More than 4 colonies	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^										
3	Keeping dogs, cats, fish, or exotic caged birds	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	C	I	P	
4	Commercial crop production	P	P	P	P	P										
5	Dairy business	P^^	P^^	P^^												
6	Feed lot	C														
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P			P	
8	Ranch/farm production and operation	P	P													
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^	C^	C^	C^	C^	C^	C^	C^							
10	Gasoline/petroleum storage (not bulk)	C														



^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

\*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

#### 10-6-2: **CLASSIFICATION OF NEW AND UNLISTED USES:**

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)



**PROVIDENCE CITY**  
**Executive Staff Report**  
**Planning Commission Date: 06/22/2016**

**Request:** Rezone an 18.72acre parcel from Agricultural (AGR) to Single-Family Traditional (SFT)

<b>Item Type:</b> Rezone	<b>Applicant:</b> Sierra Homes	<b>Owner:</b> Doran J & Kathy R TRS Baker
<b>Prepared by:</b> S Bankhead	<b>General Plan:</b> SFT	<b>Zone:</b> AGR
<b>Parcel ID #:</b> 02-115-0014 <b>Address:</b> 900 S 400 E (approximate)	<b>Acres:</b> 18.72	<b>Number of Properties:</b> 1

**Background Information:**

1. The Applicant filed a Land Use Application with Providence City on May 5, 2016.
2. Executive Staff reviewed the application on May 10 and 24, 2016.
3. Providence City Master Plan Sheet No. 5-B Future Re-Zone of Existing Districts shows this area as a SFT zone.
4. Single-Family Traditional requirements are as follows: 12,000 sq. ft. minimum lot size; 95 ft. minimum lot width (measured at the setback line); a maximum of 3.75 units per acre (excluding right-of-way (ROW)), infrastructure - Infrastructure is defined to include rights-of-way, PUB and REC districts within development)

**FINDINGS OF FACT:**

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. UCA § 10-9a-505(1)(a) The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter.
3. UCA § 10-9a-505(3)(a) There is no minimum area or diversity of ownership requirement for a zone designation. (b) Neither the size of a zoning district nor the number of landowners within the district may be used as evidence of the illegality of a zoning district or of the invalidity of a municipal decision.
4. UCA § 10-9a-102 Purposes -- General land use authority.  
*(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.*  
*(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.*

5. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
6. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission's recommendation.
7. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.
8. Providence City Master Plan Sheet No. 5-B Future Re-Zone of Exiting Districts.

**CONCLUSIONS OF LAW:**

1. The proposed code amendment has been processed consistent with the above Findings of Fact.
2. Executive Staff feels changing the AGR zone to SFT zone is consistent with the City's master plan.

**CONDITIONS:**

1. The Applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The application will process will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances; including but not limited to: the Planning Commission scheduling and holding a public hearing prior to making a recommendation to the City Council.

**RECOMMENDATION:**

That the Providence City Planning Commission recommend to the Providence City Council the property be rezoned SFT, based on the findings of facts, conclusions of law, and conditions.

# PROVIDENCE CITY LAND USE APPLICATION

15 South Main \* Providence UT 84332

435-752-9441 \* Fax: 435-753-1586 \* email: sbankhead@providence.utah.gov

Please note that each request has a checklist which specifies what information is required in order for your application to be complete and ready for processing. Please check the appropriate box for your type of application. Check only one box. Each application type requires a separate application. If you have questions, please ask.

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## Development Review Committee, and/or Planning Commission, and/or City Council

Annexation	Exception to Title	<u>Rezone</u>
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	
<b>Appeal Authority</b>		
Appeal		Variance

**PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES. THESE WILL BE BILLED SEPARATELY.**

Applicant's Name: <u>SIERRA HOMES</u>
Address: <u>470 N 2950 W TREMONTON UT 84337</u>
Phone(s): <u>435-257-4963</u> Fax: _____ E-Mail: <u>matth@sierrahomes.com</u>

Party Responsible for Payment: <u>SIERRA HOMES</u>
Billing Address: <u>- SAME AS ABOVE</u>
Phone(s): _____ Fax: _____ E-Mail: _____

Property Owner's Name (how it appears on a legal document): <u>DORAN J &amp; KATHY R TRS BAKER</u>
Address: <u>P.O. Box 219 PROVIDENCE, UT 84332</u>
Phone(s): _____ Fax: _____ E-Mail: _____

Architect/Engineer/Surveyor's Name: <u>ALLIANCE ENR</u>
Address: <u>150 E 200 N Logan, UT 84321</u>
Phone(s): <u>435-755-5121</u> Fax: _____ E-Mail: <u>alliance@logansurvey.com</u>

Cache County Property Number(s): <u>02-115-0014</u>
Total Acreage: <u>18.72</u> Project Name: <u>T30</u>
City Address of Project (if applicable): _____

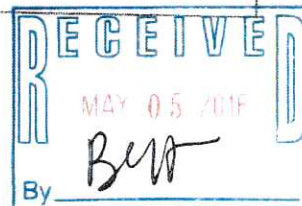
I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant: [Signature] Date: 5/4/16

Do not complete below this line, for office use only.

Application Fee:
General Plan:
Zone:

Receipt Number:
Received By:
Date Stamp:



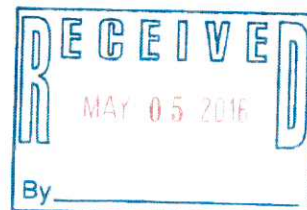
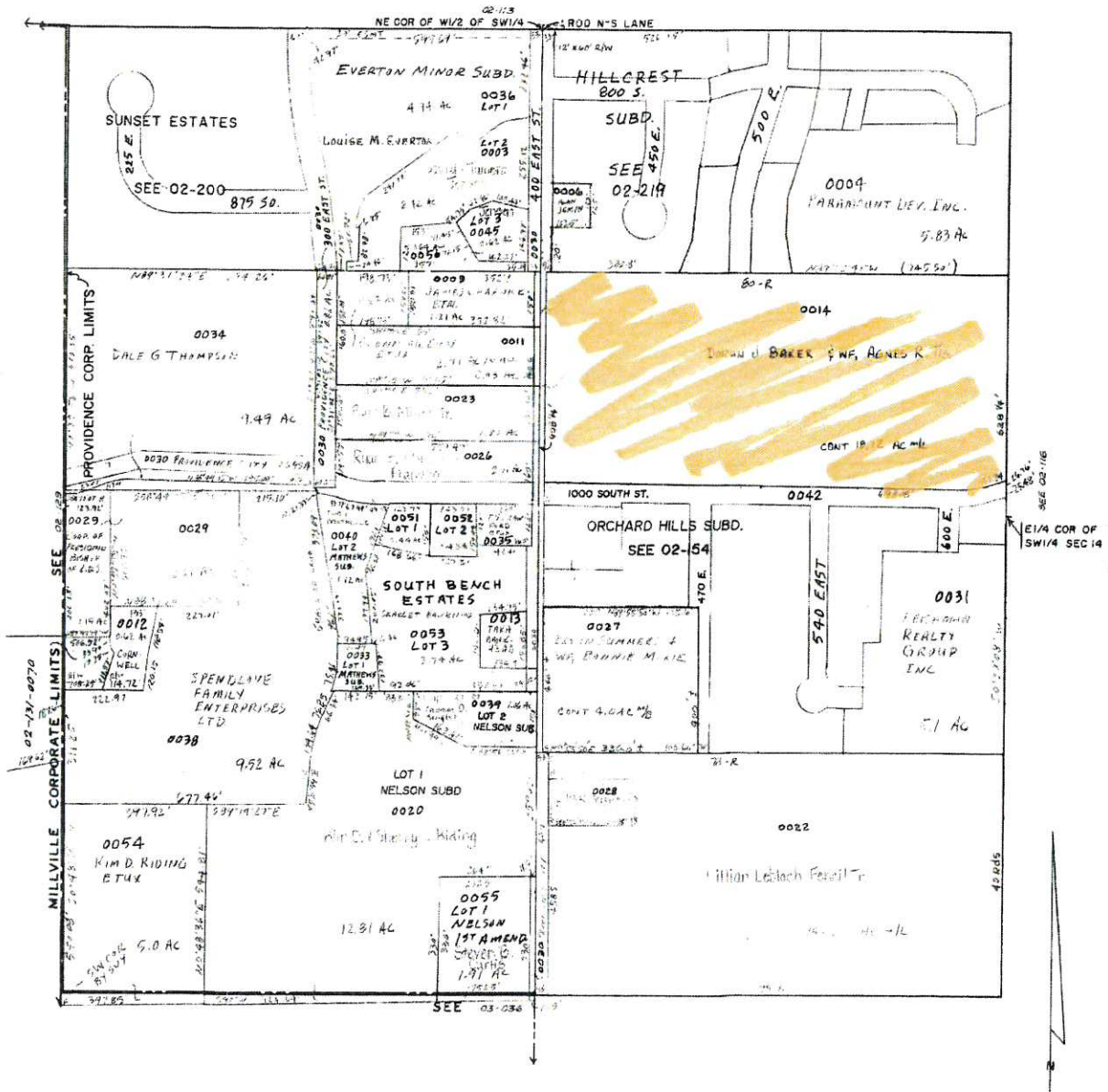


SW<sup>4</sup>Section 14 Township 11 North Range 1 East

02-115

Scale 1 Inch = 200 FEET

TAX UNIT 09



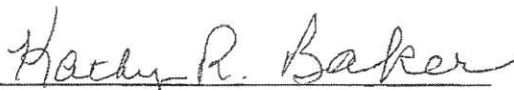
May 2, 2016

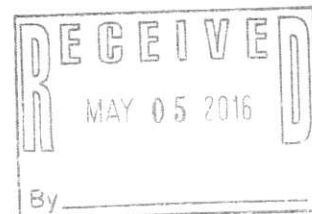
To Whom It May Concern:

We, Doran J. and Kathy R. Baker, hereby grant permission to River Valley Development LLC, Jay Stocking, to enter into the rezoning process of our property, 18.72 acres located at approximately 525 East 1000 South in Providence, UT 84332, Tax ID No. 02-115-0014.

Sincerely,

  
Doran J. Baker

  
Kathy R. Baker

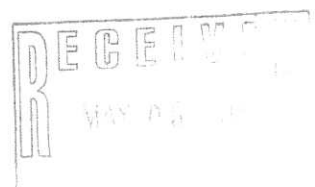




To Providence City

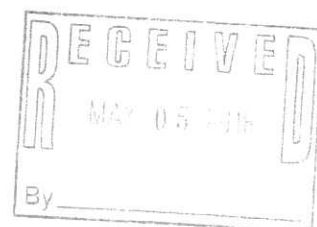
The purpose of this application is to rezone parcel 02-115-0014 from its current zoning to a SFT or 12,000 square foot lot zoning.

Thank you for your consideration



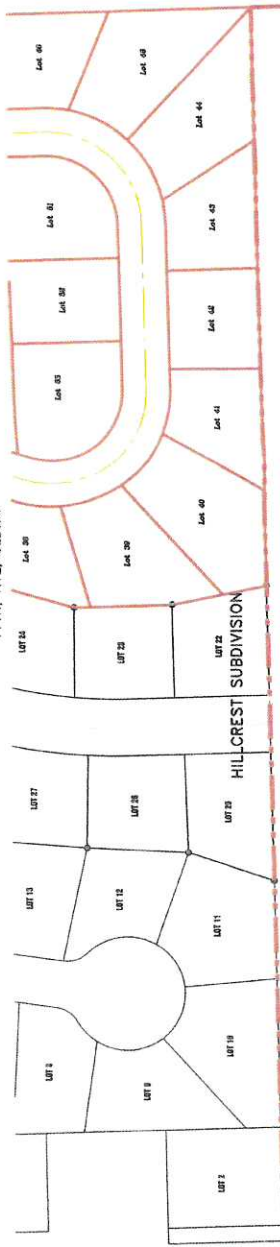
Legal Description:

BEG 40 RDS S OF NE COR SW/4 SEC 14 T 11N R 1E & TH S 628.25 FT TH NW' LY 80 RDS TO PT 608.25 FT S  
& 80 RDS W OF BEG TH N 608.25 FT TH E 80 RDS TO BEG CONT 18.75 AC LESS: BEG AT NW COR SD LT 34  
& TH N 0°23'59" W 26.76 FT TH S 73°17'11" W 53.84 FT TH ALG CURVE TO RIGHT WITH RADIUS OF 280  
FT (LC BEARS S 81°31'25" W 80.23 FT) TH N 89°45'39" E 131.11 FT TO BEG (ENT 895680) (PT OF ROAD)  
CONT 0.03 AC NET 18.72 AC



PROVIDENCE, UTAH  
 PROPOSED REZONE  
 PARCEL 02-115-0014

LOCATED IN SEC 15,  
 T11N, R1E, SLB&M



PARCEL  
 02-115-0014

400 EAST STREET

1000 SOUTH STREET

ORCHARD HILLS SUBDIVISION

ORCHARD HILLS  
 PHASE 1

NORTH  
  
 SCALE 1" = 66'-0" (66'x100')



ALLIANCE CONSULTING  
 ENGINEERS  
 150 EAST 200 NORTH SUITE P  
 CANYON, UTAH 84015  
 (435) 755-3121

DATE 5-2016  
 DRAWN BY  
 REVIEW BY: BDL  
 JOB NO.

# Introduction

Providence was founded in 1859 as a farming community. This remains evident by large lots in the downtown area, and continuing agricultural use of land around the City's boundary. Presently, Providence is largely a bedroom community of single-family residences supporting the Logan City commercial/industrial/educational community. While existing areas of Providence continue to support a single-family residential character, the City must also plan for multi-family housing, and provide a tax base in commercial development.

The incorporated area of Providence is approximately 2,000 acres. The area included in the annexation declaration is approximately 4,000 acres. The city has the potential for increasing its growth accordingly. It is this growth that the Master Plan must guide, along with adaptation of existing areas as the need arises.

The population of Providence in 1990 was 3344 residents according to statistics from the *Utah Foundation*. 1998 population was 4331. Projections for 2006 are 5630 residents. The year 2014 will see 7340 residents in Providence at the current growth rate. This equates to a population increase of 188 new residents each year.

In 1990 there were approximately 900 residences in Providence, and in 1998 approximately 1170. 84 building permits were issued in 1997. 116 permits were issued in 1998. 89 permits were issued in 1999. This trend will result in triple the current residences by 2014.

It is anticipated that growth will continue in the bench areas. Additional growth has occurred and is expected to increase in the lower-lying agricultural areas as farm land converts to housing, and as large agricultural-size lots within the developed city convert to minor sub-divisions.

As Providence approaches a population of 5,000, a Capital Facilities Plan will be required as a separate document based on information contained in the Master Plan. Both documents must work in harmony with each other.

## Introduction cont'd

Providence City must continue to be "A livable, sustainable community".

To become such, consideration must be given to:

- Open-space policies - including agricultural preservation, growth limitations, mixed uses, canyon development.
- Housing options - including mixed income housing, affordable housing, rural housing, safe neighborhoods,, cultural and economic diversity,
- Community Centers - including schools, city center, parks,



community-planning grants, interactive neighborhoods, sustainable community design.

- Flexible Transportation - including transportation choices, integrated transportation systems.
- Economic Development - including quality businesses, quality commercial development.
- Infrastructure - including maintenance and repair of utilities, streets, parks, trails, historic preservation, protection of valuable environmental qualities.
- Tax Credits - including historic, commercial, community revitalization.

*"The foundation of community livability is design that deliberately reflects the community's aspirations for life, work, learning, play, and growth."*

- Michael J. Stanton, FAIA

Incorporation of Governor Mike Leavitt's Envision Utah growth plan introduced in the fall of 1998 should also be part of the equation.

Under *Envision Utah*:

Housing is characterized by:

- average size of single family lot decreases from 0.32 acres today to 0.27 acres in 2020.
- Wider variety of housing options.

Land use is characterized by:

- Slower land consumption.
- Urban growth is 20% by 2020.

Transportation is characterized by:

- More transportation options.

## Introduction cont'd

Cost is characterized by:

- Diversity of housing options.
- Lower personal transportation costs.

Air Quality is improved.

Water consumption is reduced.

Many of Providence's residents prefer a spread-out rural life-style with larger lots. Such lots when well maintained provide greenspace, peace, and solitude to the residents, but do not address the overall issues of 'community'.

Maintaining Cache Valley's current pattern of development follows the nation's ongoing attempt to create the communities we want by allowing development to creep to the outlying areas. Such a path will only re-create the conditions of the past that we must avoid if we do not want the nation's troubled communities in our backyard.

Diminishing open space, strip-mall creep, commuter clog must be checked if we are to develop a truly livable community - one where social stability, economic growth, and quality of life are retained.

Household income in Providence is the second highest in Cache County. City government is, however, limited in its financial resources due to a limited sales tax base. Maintenance and repair of city infrastructure is funded from tax revenues, as well as grants and other income sources. Additional housing adds only a small amount of tax revenue each year. Continued growth as a bedroom community alone will not generate funds sufficient to maintain the City's infrastructure, or provide

capital

improvements. Encouraging the growth of a quality commercial area as a tax resource is a vital part of the Master Plan. Commercial development has been largely limited to home occupations. Commercial growth is occurring along 100 North and Highway 165 in the designated commercial area, but it must be quality development. Improving the financial situation in Providence requires the City to actively pursue developments willing to locate in the appropriate commercial zones. Sales tax is the best potential source of revenue upon which to build the infrastructure of the City. The City should be able to use sales tax revenue to offer incentives to attract quality development.

Principles and goals for the future, along with the infrastructure necessary to support anticipated growth, can be achieved if Providence City requires developments to provide physical improvements that will enhance the projects and the city for many years. Developers not willing to provide these improvements should not be allowed to take long-term advantage of the city. Special Improvement Districts, and imposition of appropriate impact fees are needed to pay for new capital improvements.

## Introduction cont'd

The primary goal of the Master Plan for Providence City is to guide future development and growth of the City while maintaining its central characteristic as a livable community.

We must visualize Providence as we would like it to be twenty-five years from now, realizing that the Master Plan is a document valid for five to ten years growth. The plan is intended to be updated every five years by the Planning Commission to meet

the changing needs of the City.

The Master Plan emphasizes the major components of the City's future:

- Transportation Corridors
- Water System
- Storm Water
- Sewer System
- Zoning
- Design Review
- Open Space Planning
- Urban Trails
- Parks and Recreation
- Wildlife

Each of these is briefly discussed in relation to background, governing principles, present conditions, and the resolution thereof. The plans and graphics accompanying the narrative demonstrate specific features to direct compliance with the principles of the Master Plan.

# Principles

## Principles Governing Master Plan 2000

### 1) Maintain the character of Providence as a residential community.

- Characterize the community by family dwellings.
- Develop Providence as a livable community.
- Develop planning flexibility and quality control.
- Continue the community's rural character.
- Preserve valued historic community assets.
- Create civic spaces and safe, pedestrian-friendly streets.
- Develop schools, city center, parks, as centers of community activity.
- Encourage preservation and management of open spaces.
- Continue domestic animal privileges under appropriate controls.
- Develop mixed-use neighborhoods (retail, commercial, and a full range of housing opportunities).
- Promote commercial development compatible with Providence's residential character.

### 2) Provide planned, orderly growth.

- Extend city boundaries by contiguous annexations according to Providence City Boundary Declaration.
- Organize annexations to avoid creation of islands or peninsulas.

### 3) Maintain a rate of growth consistent with the City's ability to provide public services without hardship on the citizens.

- Develop sensible growth policies and sustainable community design.
- Manage all public services within the City, including water - both culinary and irrigation, sewer, roads, parks, police protection, fire protection, animal control, waste disposal, and utilities, including staffing.
- Develop flexible and accessible transportation systems.
- Organize development and financial stability according to the Master Plan.
- Secure grants and tax credits to fund community planning.
- Require new development to bear the cost of capital improvements.



## Principles cont'd

- 4) Maintain and develop the Master Plan for the growth and evolution of the City.
  - Assess existing concerns within the City.
  - Assess municipal resources and other options available for solving the concerns.
  - Utilize neighborhood meetings to obtain a better perspective regarding public perception of planning issues.
  - Update the Master Plan every five years under Planning Commission direction.
  - Work with the Cache County Planner and other municipalities to verify compatibility of the Master Plan with surrounding communities.
- 5) Ensure that significant, quality, sustainable commercial development becomes a reality.
  - Strengthen the economic base of the community by encouraging the growth of a quality commercial area.
  - Focus prime development opportunities on strong retail facilities that generate sales taxes. (Res 09-035, 12/08//2009)
  - Use sales tax revenue to offer incentives to attract quality development.
  - Encourage annexation of parcels for commercial development.
  - Extend city boundaries by contiguous annexations critical to city tax base according to Providence City Boundary Declaration.
  - Establish a new high standard for quality commercial development in Cache Valley.

# Annexation Policy Plan

## Background

In 2001, the State Legislature passed law stating, "After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section. UC 10-2-401.5(1)"

## Principles

- The map of the expansion area is included in the Providence City Master Plan 2000 Appendix, see Sheet No. 5-C Zone Districts of Future Annexation.
- **Character of the Community:** Providence City is a City of the Third Class with many growth opportunities. The population has increased from 3,344 residents in 1990 (Utah Foundation) to 4,377 in 1999 (U.S. Census). An estimated increase of 500+ residents has come in the past 3 years. This year alone, 2002, Providence City will issue over 150 building permits, with the majority being new construction. Providence City is also developing commercial business areas, while continuing to encourage a strong cottage industry. Throughout this growth, the City has worked diligently to maintain a rural atmosphere and at the same time provide zoning districts for many housing and commercial types.
- **Need for Municipal Services:** Providence City has been very aggressive in expanding and maintaining a high level of public service throughout the community and the neighboring areas.
- **Water System:** Providence City adopted a Water System Master Plan in May of 1995 and adopted a revision in 2000. This plan includes the area for future annexation as shown on Sheet No. 5-C. A copy of the Water System Master Plan is available for view at the Providence City Recorder's Office.

Providence City has water system employees that have received certification from the State. Our Water Department works closely with local, state and federal officials to maintain a high quality system.

## Annexation Policy Plan cont'd

- **Wastewater System:** The Providence City Final 201 Facility Plan May 1989 was used to design and build the City's wastewater system. This plan was based on a twenty (20) year projection. A copy of the 201 Facility Plan is available for view at the Providence City Recorder's Office.

Providence City also has employees in waste water that have received State certification. As with the water system, the City's Waste Water Department works closely with State officials.

- Transportation corridors, storm drainage, open space, urban trails, parks and recreation, and wildlife are all discussed in the Providence City Master Plan 2000. The Master Plan 2000 includes the proposed areas for future annexation. A copy of the Providence City Master Plan 2000 is available for view at the Providence City Recorder's Office.
- **Plan for extension of municipal services:**
- **Water System:** In 1997 Providence City's water impact fees were based on the Water System Master Plan. These fees are being used to construct and implement improvements listed in the Water System Master Plan. In 2001 Providence City also bonded to build a 1.5 million gallon reservoir. The reservoir came on-line in June of 2002, giving us storage capacity for future growth.
- **Wastewater:** The wastewater system was built in 1990. The wastewater impact fees were based on the 201 Facility Plan. These fees have been and are being collected to expand and improve the existing wastewater system. Because Logan City provides the treatment area, Providence City has also been involved in plans to expand and improve the Logan City treatment facility.
- **Streets:** Impact fees for streets were based upon the City Master Plan in place in 1997. This Plan was incorporated in the 2000 Master Plan. Impact fees have been and are being used to construct and improve roads shown on the Transportation Corridor Plan Sheet No. 1. Providence City also actively participates with the CMPO and UDOT to provide inter-city transportation corridors and public transportation.
- **Parks & Recreation:** Providence City realizes with an increase in smaller building lots and multi-family dwelling units, the importance of public parks and recreation opportunities also increases. Providence City is utilizing the Providence City Master Plan 2000 for the creation and expansion of parks. Impact fees are being collected and used for this purpose.

## Annexation Policy Plan cont'd

Providence City also works with volunteers, Logan City, and other entities to operate successful organized sports programs. The City is also expanding the recreation program in areas such as a summer playground program, arts in the park, summer concerts, Miss Providence Pageant, Senior Citizen Dinner, City Celebration, etc. Providence City also has a very strong youth council program and supports volunteer organizations such as the Lion's Club. Providence City also has an excellent relationship with the Cache County School District in sharing facilities.

- Storm Drainage: To date Providence City has worked with individual developers to provide adequate storm drainage as each new development is proposed. The City is currently participating in the County plan for storm drainage. As the City prepares its own storm drainage plan, the proposed areas for annexation will be included in the storm water calculations.
- Open Space, Urban Trails and Wildlife: Providence City has a master plan directive in each of these areas. At present the City works with individual developers to include these important aesthetic qualities in their developments. Providence City also works closely with the Corp of Engineers when development and public works improvements occur near wetland areas. Providence City works closely with the Forrest Service and the State Division of Wildlife for access and enjoyment of Providence Canyon.
- Other Municipal Services: Providence City currently contracts with Logan City for fire protection and emergency service, Cache County Service Area for garbage and recycling services and Cache County Sheriff's Office for police services. Electricity is provided by PacifiCorp (UP&L) and natural gas by Questar. Providence City works closely with these entities to provide quality services. These entities are also involved in the City's subdivision approval process.

Providence City also has a Building Department with a City Building Official that is licensed on the international level as a *Certified Building, Plumbing and Mechanical Inspector*, a *Certified Plans Examiner*, an *Electrical Inspector General* and on a State level as a *Combination Inspector*.

Providence City contracts with a State licensed engineering firm for City engineering services and an attorney licensed by the Utah State Bar for legal services.

Providence City also has a Justice Court, which certifies with the State as required by State law. The City has a justice court judge and clerk that also maintain State certifications. The City recently improved justice court service by obtaining access to the State BCI System.

Providence City has a City owned and operated cemetery, which was recently



expanded. Currently the City is improving the cemetery irrigation system, which will free up City water for culinary purposes.

## Annexation Policy Plan cont'd

Providence City contracts with a nearby veterinary clinic for animal impound services. The City has an animal control officer for domestic animal problems and works with the State Division of Wildlife Resources for problems involving wildlife.

The Cache County Library - Providence/River Heights /Bookmobile Branch is located in Providence City. Providence City contracts with Cache County and River Heights City to provide library services.

Providence City is in the Cache County School District. The City is the home of Providence Elementary (grades K - 5) and Spring Creek Middle School (grades 6 & 7). Eighth and Ninth grade students attend South Cache Learning Center in Hyrum City and students in grades 10 - 12 attend Mountain Crest High School in Hyrum City.

Qualified City Officials and Employees: City officials and employees belong to the following organizations: Cache Mayors Association, Northern Utah City Managers Association, BRAG Area Clerks & Records Association, Utah Municipal Clerks Association, International Institute of Municipal Clerks, Utah Municipal Treasurers Association, Utah Justice Court Judges Association, Rural Water Users Association, Utah Water Users Association, American Water Works Association, National Rural Water Association, American Backflow Prevention Association, Utah Backflow Prevention Association, International Council of Code Officials, International Association of Electrical Inspectors, International Association of Plumbing and Mechanical Officials, Utah Chapter of ICBO, Bonneville Chapter of ICBO, Beehive Chapter of ICBO, Utah Chapter of IAWQ, Utah Chapter of Plumbing and Mechanical Officials, Northern Utah Chapter of Building Officials giving them the opportunity to work with officials and employees of many cities and towns, in efforts to have well trained employees and provide quality levels of service.

- **Financing for Services:** Providence City currently charges monthly utility fees for water and wastewater services. These fees are based on monthly usage and meter size, debt service, operation/maintenance, and in the case of wastewater, treatment fees assessed by Logan City. These fees are evaluated periodically and changed as needed. Providence City also collects impact fees to use for qualifying capital improvement projects in water, wastewater, roads and parks. Providence City also utilizes bonding and grant programs. The water and wastewater systems have individual Enterprise Funds; all other public facilities and services are funded through the General Fund. A copy of the City's Financial Statement is available for view at the Providence City Recorder's Office.

## Annexation Policy Plan cont'd

- **Estimate of Tax Consequences:**

Property taxes on property annexed into Providence City will increase the amount of the City's certified tax rate multiplied by the taxable value of the property. The certified tax rate varies from year to year. The following example is based on the 2002 certified tax rate.

A residential property valued at \$150,000 has a taxable value of \$82,500. The taxable value is multiplied by the certified tax rate,  $\$82,500 \times .001257$  for an increase of \$103.70. A business property would increase \$188.55.

- **Interest of Affected Entities:**

**Neighboring Communities:** Providence City is bordered by River Heights City on the north, Logan City on the west, Millville City on the south and east and portions of Cache County on all sides. City officials work diligently to maintain good working relationships with all our neighbors. Residents of Millville City and River Heights City participate in our recreation programs. Residents, County wide, use Von's Park and our organized sport facilities. Providence City and Logan City have also worked together on a commercial development that included property in both cities. The City participates in the CMPO, Countywide Planning and Cache Chamber of Commerce.

As mentioned previously, the City works closely with the Cache County School District to provide athletic and recreation opportunities and school safety zones and programs. Not only with Providence Elementary and Spring Creek Middle School, but also South Cache Learning Center and Mountain Crest High School.

Providence City places a high priority on keeping good working relationships with all neighboring entities.

- As of January 13, 2003, Providence City has not received any written comment, positive or negative, from the above mentioned affected entities.

## Plan Directives

- Providence City intends to continue the example set by previous Councils in planning for and providing services to areas proposed for future annexation. The City's systems have been built to accommodate additional growth within the existing boundaries and the future annexation areas.
- Providence City will continue to work with developers and property owners to ensure availability of municipal services to future annexation areas.

## Annexation Policy Plan cont'd

- Providence City will continue to work with affected entities, including Cache County, the school district, neighboring communities, utility providers and contract service providers to have services available as property owners in the proposed annexation areas petition the City for annexation.
- Providence City will continue to review and update the City's master plans as build out occurs to also include redevelopment of facilities and services as they begin to deteriorate.

### Conclusion

It is not the intent of Providence City to acquire more land than the City can reasonably service. Providence City has considered the surrounding unincorporated areas and has planned to annex those areas where the City can provide municipal services as demand occurs.



PROVIDENCE CITY  
MASTER PLAN  
SHEET No. 5-C

**SHEET No. 5-C**

### ZONE DISTRICTS OF FUTURE ANNEXATIONS

**THIS MAY BE THE PLAN FOR ZONING DISTRICTS IN FUTURE ANNEXATIONS TO PROVIDENCE CITY**



U.S. Patent 7,718,611

**LEGEND**

- ZONING DISTRICTS**
- LEGEND**
- 1** **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** **124** **125** **126** **127** **128** **129** **130** **131** **132** **133** **134** **135** **136** **137** **138** **139** **140** **141** **142** **143** **144** **145** **146** **147** **148** **149** **150** **151** **152** **153** **154** **155** **156** **157** **158** **159** **160** **161** **162** **163** **164** **165** **166** **167** **168** **169** **170** **171** **172** **173** **174** **175** **176** **177** **178** **179** **180** **181** **182** **183** **184** **185** **186** **187** **188** **189** **190** **191** **192** **193** **194** **195** **196** **197** **198** **199** **200** **201** **202** **203** **204** **205** **206** **207** **208** **209** **210** **211** **212** **213** **214** **215** **216** **217** **218** **219** **220** **221** **222** **223** **224** **225** **226** **227** **228** **229** **230** **231** **232** **233** **234** **235** **236** **237** **238** **239** **240** **241** **242** **243** **244** **245** **246** **247** **248** **249** **250** **251** **252** **253** **254** **255** **256** **257** **258** **259** **260** **261** **262** **263** **264** **265** **266** **267** **268** **269** **270** **271** **272** **273** **274** **275** **276** **277** **278** **279** **280** **281** **282** **283** **284** **285** **286** **287** **288** **289** **290** **291** **292** **293** **294** **295** **296** **297** **298** **299** **300** **301** **302** **303** **304** **305** **306** **307** **308** **309** **310** **311** **312** **313** **314** **315** **316** **317** **318** **319** **320** **321** **322** **323** **324** **325** **326** **327** **328** **329** **330** **331** **332** **333** **334** **335** **336** **337** **338** **339** **340** **341** **342** **343** **344** **345** **346** **347** **348** **349** **350** **351** **352** **353** **354** **355** **356** **357** **358** **359** **360** **361** **362** **363** **364** **365** **366** **367** **368** **369** **370** **371** **372** **373** **374** **375** **376** **377** **378** **379** **380** **381** **382** **383** **384** **385** **386** **387** **388** **389** **390** **391** **392** **393** **394** **395** **396** **397** **398** **399** **400** **401** **402** **403** **404** **405** **406** **407** **408** **409** **410** **411** **412** **413** **414** **415** **416** **417** **418** **419** **420** **421** **422** **423** **424** **425** **426** **427** **428** **429** **430** **431** **432** **433** **434** **435** **436** **437** **438** **439** **440** **441** **442** **443** **444** **445** **446** **447** **448** **449** **450** **451** **452** **453** **454** **455** **456** **457** **458** **459** **460** **461** **462** **463** **464**

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## **Special Needs Groups**

Data from the 2011 American Community Survey indicates that 8.5 percent of all Americans under the age of 65 and 36.6 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Providence, Utah residents with disabilities is comparable to national figures, approximately 531 Providence, Utah residents under the age of 65 and 293 Providence, Utah residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.3 percent of Providence, Utah's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to decrease to 9.8 percent by the year 2020 and 9.5 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Providence, Utah may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

## **B. AFFORDABLE HOUSING POLICY STATEMENT**

The following statement is primarily based on the changes recommended by the implementation policies of the Land Use Element of the City's General Plan. It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.) will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, zoning codes need to be continually evaluated and, if necessary, changed to allow for more affordable housing choices.

### **Goals, Policies and Implementation Measures**

- It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.), will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, and to protect current residential property owners, zoning codes/ordinances will be evaluated as needed to protect existing property owners first and then allow zoning requests to be presented to council for consideration of other types of affordable housing.
- Review this policy statement every two years.

households, 28 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 78 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

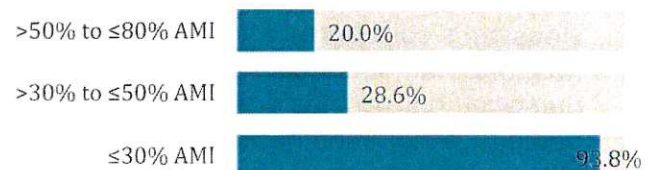
By 2030, Providence, Utah will need an additional 1313 housing units. Of those 1313 units, 73 will need to be affordable to extremely low-income (≤30% AMI) households, 76 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 210 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

### Cost Burdened Renter Households

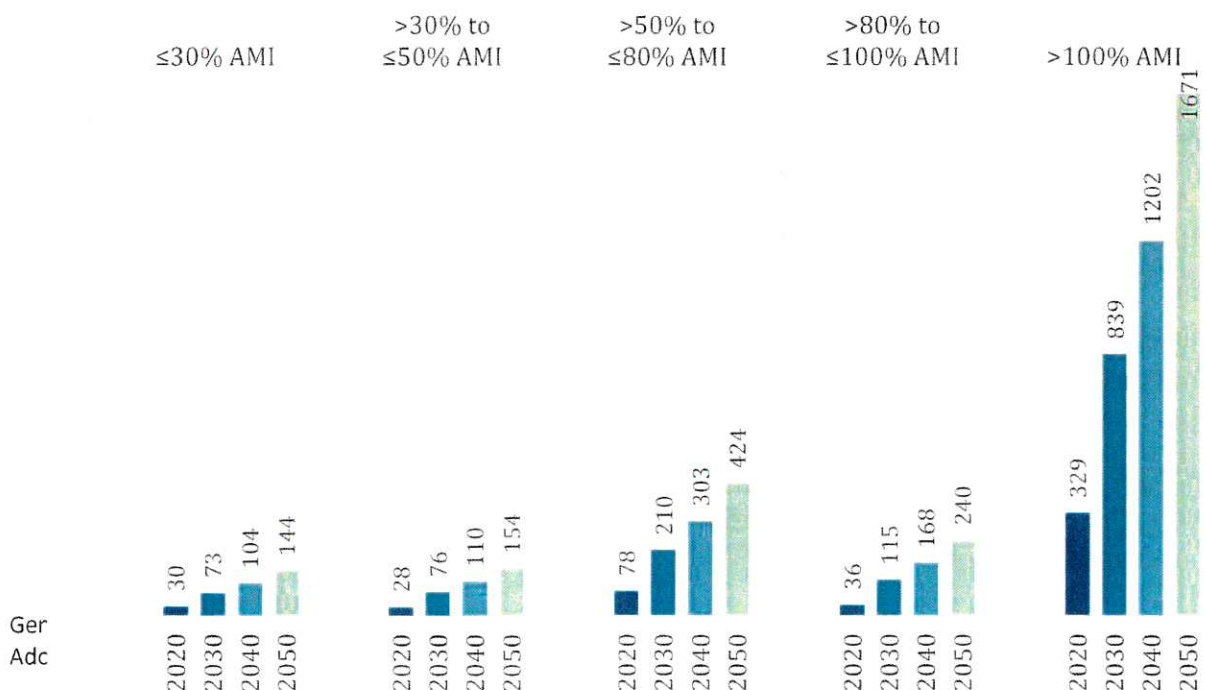
#### Households Spending 30% or More of Monthly Income on Housing (by Income Level)



#### Households Spending 50% or More of Monthly Income on Housing (by Income Level)



### New Housing Unit Demand by Household Income Level





## Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
<i>≤30% AMI</i>	\$376	\$25,009
<i>&gt;30% to ≤50% AMI</i>	\$627	\$56,996
<i>&gt;50% to ≤80% AMI</i>	\$1,003	\$104,976
<i>&gt;80% to ≤100% AMI</i>	\$1,253	\$136,963

up 27.6 percent of Providence, Utah's population.

Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 76 percent of Providence, Utah's renter households that earn a moderate income or less and 42.4 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Providence, Utah's residents would benefit from additional affordable rental and ownership options.

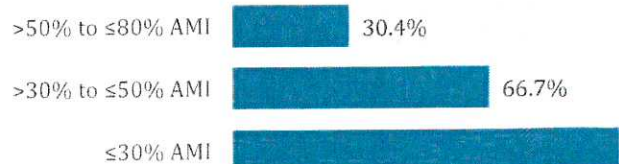
### Population Change and Affordable Housing Demand

The population of Providence, Utah is expected to increase from 7,075 in 2010 to 9,050 by 2020 and 11,770 by 2030. These additional residents amount to an additional 608 households by 2020 and an additional 1445 households by 2030, based on the city's current average household size (3.25).

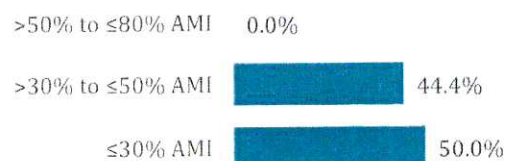
Based on population change, observed income levels, and existing vacancies, it is projected that Providence, Utah will need an additional 500 units by 2020. Of those 500 units, 30 will need to be affordable to extremely low-income (≤30% AMI)

#### Cost Burdened Owner Households

##### Households Spending 30% or More of Monthly Income on Housing (by Income Level)

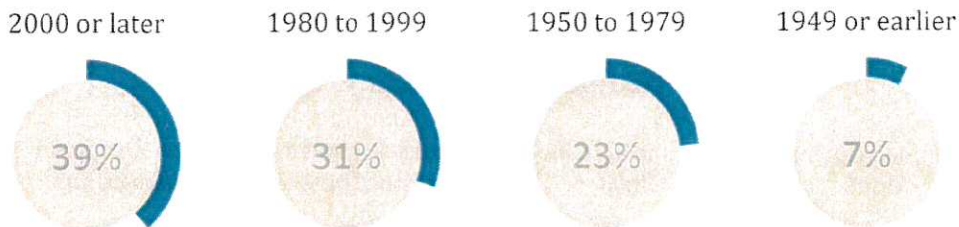


##### Households Spending 50% or More of Monthly Income on Housing (by Income Level)

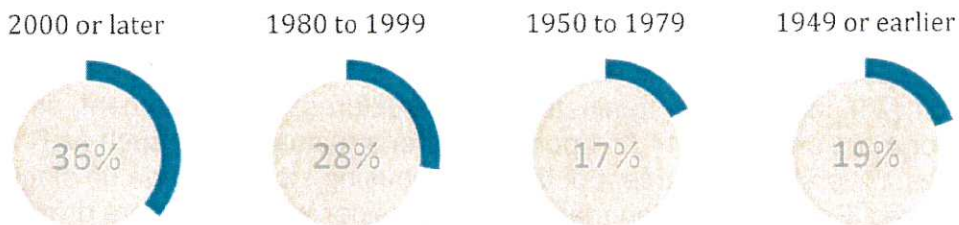


1999, and 38 percent were built in the year 2000 or later. With 28 percent of the city's housing stock constructed before 1979, rehabilitation of older units could provide a reasonable source for safe, decent and affordable units.

### Owner-Occupied Housing Units by Year Built



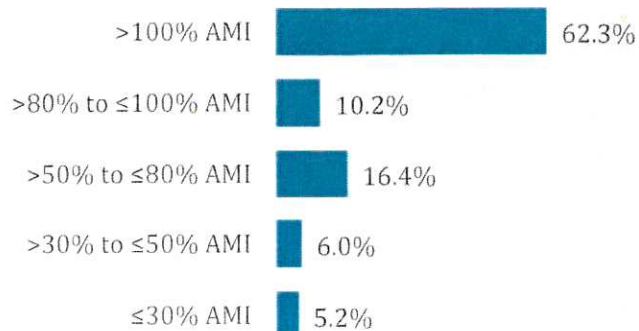
### Renter-Occupied Housing Units by Year Built



### Household Income & Needs

The median household income in Providence, Utah is \$60,467, which is \$4,767 above the area median income (AMI) for Cache County (\$55,700). Given these figures, 5.2 percent of the households in Providence, Utah earn less than or equal to 30 percent of AMI, 6 percent earn between 30 and 50 percent of AMI, 16.4 percent earn between 51 and 80 percent of AMI, 10.2 percent earn between 81 and 100 percent of AMI, and 62.3 percent earn more than 100 percent of AMI. Households that earn a moderate income (80 percent of AMI) or less make

### Households by Income Level (Present)



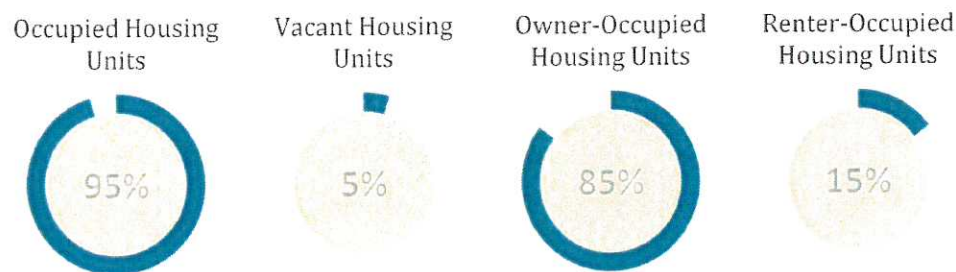


## A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

### Housing Stock

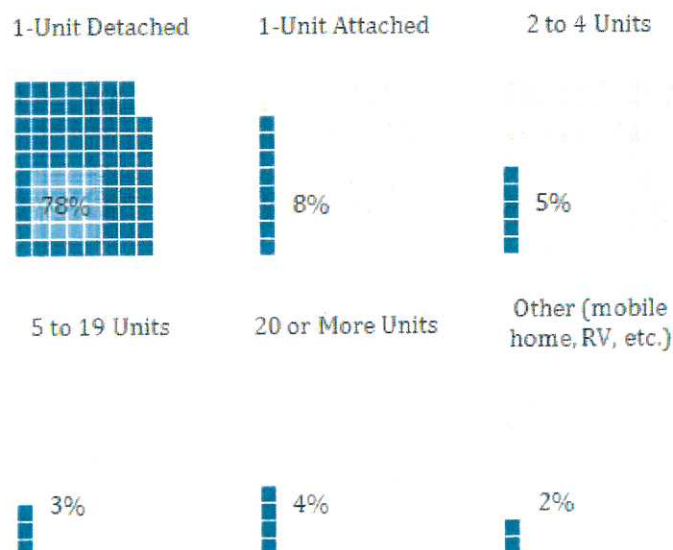
As of the 2010 U.S. Census, there were 2282 housing units in Providence, Utah. Of those units, 2174 (95.3 percent) are occupied and 108 (4.7 percent) are vacant. Owner-occupied units make up the majority (85.3 percent) of the city's housing stock, while renter-occupied units account for 14.7 percent of the city's housing stock.

### Housing Occupancy



Providence, Utah's housing stock consists of 1662 (78 percent) single-unit detached homes, 170 (8 percent) single-unit attached homes, 113 (5.3 percent) two- to four-unit structures, 61 (2.9 percent) five- to nineteen-unit structures, 80 (3.8 percent) structures with twenty or more units, and 44 (2.1 percent) other structure types, such as RVs and mobile homes. Given that 78 percent of the city's housing stock is made up single-unit detached homes, Providence, Utah may want to consider whether a more diversified housing stock would benefit current and future residents.

### Housing Units by Structure Type



In terms of unit size, Providence, Utah's housing stock consists of 0 units with no bedrooms, 18 units with one bedroom, 225 units with two bedrooms, and 1771 units with three or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, Utah, 9.9 percent of residential structures were built in 1949 or earlier, 21.9 percent were built between 1950 and 1979, 29.9 percent were built between 1980 and

**Utah Code 10-9-307 amended in 2002 states:**

10-9-307. Plans for moderate income housing. (1) The availability of moderate income housing is an issue of statewide concern. To this end:

(a) municipalities should afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there; and

(b) moderate income housing should be encouraged to allow persons with moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life.

(2)(a) "moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.

**Principles**

Provide opportunities to develop moderate income housing by utilizing high density single-family, multi-family zones, and overlay zones.

Provide and utilize density credits to allow for higher densities while maintaining open space.

Consider higher density zoning districts in areas with existing infrastructure to minimize development costs.

Consider mixed use (density) overlay zoning districts to encourage development in areas with existing infrastructure.

**Master Plan Directive**

Planning housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Providence residents currently enjoy is an important part of the Master Plan. Current zoning districts allow for single-family lots as small as 6,000 sq. feet with minimum frontages of 60 feet and multi-family structures to allow development to maximize the return of infrastructure expense.

It is the goal of this directive to enforce and develop City Code requirements for property maintenance to ensure well maintained properties, regardless of housing value. Thus keeping with the zoning principles to "protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City."

It is required that the median income and percentage of dwelling units that qualify as moderate income housing be reviewed every two (2) years.



# TRANSPORTATION CORRIDORS

Including: Roads, Streets, Alternate Transportation Systems

## BACKGROUND:

Road/street planning in Providence was aided by passage of the subdivision ordinances, which require consistent types of streets throughout the City. Planning Commissions and City Councils have revised and modified the street ordinances in attempts to better meet changing conditions.



The City currently has three types of streets:

1. Feeder Street: A street which carries traffic to a collector street system and shall have a designated right of way of fifty-six feet (56'). Except when used in a cul-de-sac, feeder streets shall not exceed 350' in length and shall not be adjacent to more than eight (8) lots.
  2. Collector Street: A street which carries traffic to the major street system, and shall have a right of way of sixty-six feet (66').
  3. Major Street: A street which serves as a major traffic way, a controlled-access highway, major street parkway, or other equivalent term to identify those streets comprising the basic structure of the street plan, and shall have a designated right of way of eighty feet (80').
- Private streets are allowed; but must be built to the above standards.

In June 2007 Providence City increased the minimum park strip width to six feet (6'). Thus enabling a greater variety of street trees to be appropriately placed, provide a greater distance between pedestrian and vehicle, and assist in snow removal and storage. It also has the effect of traffic calming (creating a sense of need for slower speed on a narrower pavement section).

As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Manual for Uniform Traffic Control Devices (MUTCD), the City Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.

The City code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited. The City Code defines a cul-de-sac as: A street having one open end and being terminated at the other end by a vehicular turnaround; and shall not exceed 600' in length. A connector street shall be used if the cul-de-sac contains sixteen (16) or more lots. A feeder street may be used in a cul-de-sac containing fifteen (15) lots or less.

Providence City is a member of the Cache Metropolitan Planning Organization (CMPO); as a member of that body, the City is involved in transportation planning at a countywide level. Proposed corridors and layout from the countywide plan have been incorporated into the City's plan.

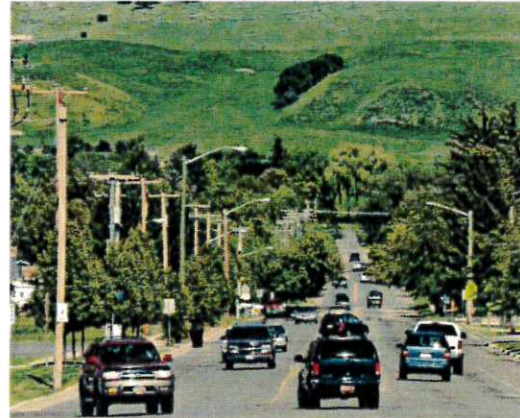
Providence City has one State road, SR165; and one County road (CR238) within the City's boundaries.

**PRINCIPLES:**

Provide safe, flexible, and accessible transportation corridors throughout the City.  
Integrate alternative means of transportation, including public transportation, pedestrian travel, and bicycle friendly routes.

**TRANSPORTATION PLAN DIRECTIVE:**

Planning for transportation is an integral part of the community General Plan. Safe and efficient transportation corridors are important to the economy of the city and the well-being of its citizens. Corridors should maximize the potential for life safety, consider the needs of vehicle, pedestrian, and alternate transportation means, and add aesthetic value to neighborhoods, commercial areas, and industrial/manufacturing areas. Current vehicular routing problems must be resolved. Future needs, including alternative transportation systems, must be considered.



Sheet No. 1 Transportation Corridor Plan indicates general locations where major transportation corridors may be placed to provide adequate ingress/egress and access throughout Providence. Minor deviation in placement of these corridors is anticipated inasmuch as the specific route illustrated may be unobtainable. The map suggests an appropriate right-of-way section for each corridor. Redundant accesses should be provided for new subdivisions which will reduce the traffic through the downtown area. Coordination of future streets with the Cache Metropolitan Planning Organization (CMPO) plan is advised. Coordination with adjacent cities is vital to implement a traffic corridor which will reduce the already impacted Highways 89-91 and 165 (Logan Main Street) The City should consider means to obtain rights-of-way for the proposed roads as funds permit. Negotiation, and eminent domain, if required, may be used as a last resort to implement the concepts of the Transportation Plan.

Alternative transportation systems must be considered for both existing corridors as well as new developments. Alternative systems include, but are not limited to: accessible pedestrian walkways, Urban Trails (discussed elsewhere in the General Plan), bike paths, and public transit.

It is the intent of the Transportation Plan that the Planning Commission recommend the final location of proposed corridors in harmony with the guidelines stated herein.

**CURRENT CONCERNS INCLUDE:**East Benches:

Growth in Providence has occurred along the east bench areas. Traffic from the north bench area is funneled onto Center Street through the downtown area, creating safety concerns, and potential for congestion. Prior to the construction of 1000 South, Canyon road had been the traditional conduit for much of the south bench also funneling traffic to the downtown area.

Areas with Limited Ingress and Egress:

Areas of Providence have been developed with limited access, generally having only one street. The interests of safety and convenience suggest that good planning will address multiple accesses to all areas of Providence. To provide connectivity, the use of cul-de-sacs should be limited.



#### Alternative Transportation Systems:

Investigation of alternate means of transportation is important. Bus, light rail, bike paths, walking paths are an important part of transportation issues. The City will work with the CMPO and Cache Valley Transit District (CVTD) to coordinate alternative transportation systems.

#### Variations/exceptions from the ordinances:

At times, deviation from the ordinances have led to less than desirable outcomes relative to walks, park strips, curb and gutter placement, and storm water control, which deviated from the standards included in the ordinances and Public Works Standards and Specifications Manual.

Conformance to the intent of the ordinance is vital. Deviations should not be allowed for the convenience of a developer. However, creative concepts that work within the ordinances are encouraged when applied to entire developments.

Future growth will compound these problems. Creative and careful planning is needed to anticipate transportation needs in advance of newly developing areas.

#### **FUTURE NEEDS:**

- A capital facilities plan for transportation corridors should be drafted, along with updating the 1997 Impact Fee Analysis.
- Commercial and Downtown Area:
  - Continuation of Gateway Dr to 300 South and beyond will aid the commercial area.
  - Improve intersection at 100 North and 200 West.
  - Extend 330 West from 700 South north to 100 South.
  - Continue 100 South from 200 West to Highway 165.
  - Improve the 200 West and 100 South intersection.
  - In the Downtown Area, each street has been considered and should be improved in accordance with the Downtown Street Cross-Sections. In general sidewalks will be placed at the property line; however, in areas with existing sidewalk, new sidewalk will be placed to allow a smooth transition. Curb, gutter, and asphalt width will be installed in accordance with the Downtown Street Cross-Sections.
  - Extend Main Street to Millville 200 East.
  - Upgrade 300 South from 100 East moving west to 200 West.
  - Align the intersection or consider roundabout at 200 West and 300 South.
- Northeast Area:
  - Routing traffic north on 300 East should be a top priority.
  - Improve 300 East from 100 North to 200 North.
  - Development of 200 North east and west is one of the best immediate solutions. Long range solutions are through land not yet annexed to the city
  - Improve the 200 North and 300 East intersection.
  - Improve 200 North from 400 East to 300 East.
  - Improve 400 East from Center Street to Spring Creek Parkway.
  - Improve 100 North to 400 East





- Connecting the area of 500 North to Spring Creek Parkway will help with east/west traffic flow concerns in the north.
- Upgrade/build Spring Creek Parkway from Gateway Drive going east to future bench corridor.
- East Bench Connectivity:
  - A bench corridor, near the power lines, not only incorporates the CMPO plan for multi-city connectivity, but also allows bench traffic to travel north/south without impacting the lower downtown neighborhoods.
- Southeast Area:
  - Improve 100 East from to 300 South to Canyon Road.
  - On April 22, 2008, the Providence City Council approved Resolution 08-006 a resolution establishing guidelines for the right-of-way for Canyon Road and 400 East between Canyon Road and the City's south Boundary line.
  - Eliminate extending Cove Street to Canyon Road.
  - Upgrade Canyon Road from Spring Creek Road to Providence Canyon.
  - Construct path along Canyon Road.
  - Continues 500 East to continue from Canyon Road to 1000 South.
  - Extend 600 East from 1000 South to Hillsborough.
  - Connect Hillsborough to Hidden View.
  - Improve 400 East from Canyon Road to Millville city limits.
  - Continue 300 East, at approximately 870 South, south as a complying paved road.



# Water System

## Background

Drilled wells, along with Spring Creek flow from Providence Canyon provides a water supply that is clean, desirable, and sufficient for City needs. Maintenance and upgrade of the water system is a large part of city expenditures.

## Principles

- Maintain a water supply that is clean, pure and cold.
- Provide additional water sources needed for present and future growth.
- Manage growth according to the availability of water sources and capabilities to distribute.
- Conserve water resources by development of a secondary pressurized water system.

## Master Plan Directive

Providing an adequate and clean drinking water supply for city residents has been, and still is, among the top priorities of the city council and administration. As new developments occur, and as Providence lands are filled with new homes and landscaping, the need for new water sources, storage capacity, and distribution for the water system must proceed in an orderly and functional manner.

Current concerns include:

---

1) High Water Usage

Culinary water usage is very high in the summer due primarily to outside irrigation. Land being annexed into the city which was previously flood irrigated now requires culinary water.

Zone 1 - downtown - 36% more than indoor use

Zone 2 - lower bench - 63% more than indoor use

Zone 3 - upper bench - same as indoor use

2) Storage

The downtown area needs additional capacity - the demand is growing. Present storage does not provide adequate recovery. Eck Reservoir does not have capacity to service the downtown, supply storage, and feed the pump when water is being relayed to upper tanks.

## Water System cont'd

### Future Needs:

1) Secondary Water System

Initially, a feasibility study is needed to evaluate the potential for development of a city-wide pressurized secondary water system for use by all residences and businesses.

A secondary water system is the long range solution to relief on the demand for high quality culinary water. In 2008 the sewer system will be paid for. Plans need to be started now to make a secondary system a reality.

This project will need to be sold to the public at large, convincing them that the system is the proper solution. This may include using City-owned water shares and/or financial assistance. This needs to be done in such a way that city administration is not criticized for allowing too rapid growth.

Subdivisions must include the installation of future-use secondary water pipes (stub-in). In areas where there are water shares that cannot be utilized by the city, developers should be required to develop secondary water systems. This should occur immediately since water supply and

utilization are a present concern. The city must continue their present implementation of secondary water use for parks and the cemetery. Since multi-family projects will include open space within the developments, the city must now require that secondary water systems be installed in all such developments.

Education of secondary water users to more efficiently manage the water resources must be part of the development of secondary water systems.

## 2) Storage

Solutions to the storage concerns include:

- Bring a new well on-line in 2000
- Add a new 1.5 million gallon tank at Eck tank location or further north at the same elevation.
- Upgrade the booster pumps at Eck tank.
- Add booster pumps at Redds tank to pump water to Combs Flat tank..

## 3) Water Projects

- Pump station and dedicated water line to Eck tank from well on 400 South Main (2000-2001)
- Well on 100 East and 200 North.
- Develop and adopt a water rate plan to encourage conservation
- Construct a 1.5 million gallon tank on the Eck tank property or in the northeast part of the City.

## Water System cont'd

- Upgrade the capacity of the pumps at Eck tank and water line to pump water to the tanks at the mouth of the Canyon concurrent with new tank.
- Identify and develop a secondary water source to irrigate the cemetery. Expand use of well to water cemetery.
- Install pumps to use secondary water to irrigate Zollinger Park, the middle school, and future rec area at church property west of the middle school.
- Install pumps to use secondary water for new park north of post office.
- Encourage development to irrigate yards with secondary water.
- Continue to upgrade the distribution lines and fire protection in the downtown area.
- Assure that all new buildings and subdivisions have installed electronically-read water meters.
- Replace existing water meters with electronically-read water meters (100-200 meters per year).
- Study ways to reduce the use of culinary water for irrigation, including



incentives for use of secondary water, neighborhood storage areas of secondary water, lease of city owned shares to individuals or neighborhoods interested in using accessible secondary water.

- Upgrade the telemetry system to monitor and control the water and sewer system at a central location.
- Acquire additional water rights to Broadhollow Spring (define location) and provide capability to use water.
- Adjust water rates consistent with need for additional FTE required to maintain system.

#### 4) Storm Water Secondary System

Investigate and incorporate storm water as a source to supplement secondary water needs.

# Storm Drainage

## Background

Storm water has historically been directed to available bodies of water for disposal. New regulations direct how to dispose of run-off water. The long-term environmental solution may well be development of a storm disposal system.

In the interim, the most easily obtained means of control is through on-site retention.

## Principles

- Direct developments to provide on-site water retention according to federal and state standards.
- Investigate and incorporate long-range solutions as law requires and as funds permit.

## Master Plan Directive

### Current concerns include:

- 1) Ground Water Pollution  
Water sumps should be carefully engineered to minimize impact on ground water resources.
- 2) Stream Protection  
Protect streams and riparian areas where the potential for contamination exists.

### Future Needs:

- 1) Storm Water System  
Investigate and incorporate long-range solutions as law requires and as funds permit.
- 2) Storm Water Secondary System  
Investigate and incorporate storm water as a source to supplement secondary water needs (Grey water system).

3) Stream Protection

Investigate and incorporate water cleansing systems where drainage enters streams.

Protect riparian areas from encroachment of development and subsequent drainage problems.

4) Ground Water Protection

The eventual elimination of sumps should be part of the equation of providing a storm drainage system.

# Sewer System

## Background

Providence has, since its beginnings relied on septic systems for sewage disposal until the early 1990's when a sewer system was installed in cooperation with Logan City. Installation of the system resolved issues of seepage and ground water contamination.

## Principles

- Maintain a sewer disposal system that is efficient, economical, and sanitary.
- Provide extensions as needed for present and future growth.
- Manage growth according to the availability of system capacities.
- Minimize problems with system by education of public.

## Master Plan Directive

Providing an up to date, efficient waste disposal system for city residents must be among the top priorities of the city council and administration. As new developments occur, and as Providence lands are filled with new habitable structures the need for expanded waste disposal services will increase. Proper engineering of waste disposal systems must proceed in an orderly and functional manner.

### **Current Concerns include:**

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#### 1) Development Costs

Current policy of participation in development costs with no viable means of recouping investment.

### **Future Needs:**

---

#### 1) Development Costs

Participation in development costs must provide Providence a tangible return on the city's investment.

#### 2) South Bench

Sewer must be expanded to include development in this area.

#### 3) North Boundary

Sewer should be planned eastward from Spring Creek Parkway to accommodate future growth.



- 4) Commercial Area  
Sewer expansion should parallel Highway 165 as far west as the annexation declaration will allow, with a 'T', and metering station at 1200 South.
- 5) Staff  
An additional public works employee needs to be certified as a sewer operator.
- 6) Future Development
  - Require connection to sewer within 300 feet of a property.
  - Extend the sewer on 100 South from 200 West to Hwy 165.
  - Extend the sewer on 400 east to Hillsborough.
  - Extend the sewer to the south end of 300 East.
  - Coordinate extension of 1000 South with future Millville system.
- 7) System Sharing
  - Consider a system shared with Millville and Nibley.

# Zoning

## Background

A zoning ordinance was prepared and approved by the city council in 1991. Although eight zones were approved, most of the city was zoned 'R1' for 'single family residential', and 'A' for 'agricultural'. In the late 1980's the first 'R2', 'single family 10.000 sf lot', was approved. In 1996 the Utah State Legislature passed the 'Affordable Housing Bill #295, effective 1998, requiring each jurisdiction to provide their share of affordable housing. In order to meet this requirement a new use chart providing additional zones was adopted in 1999. Smaller lot size in single family, multi-family, and commercial zones were part of this latest modification.

## Principles

- Protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City.
- Protect life and property from natural hazards, and assure efficient and safe traffic movement.
- Conserve the value and integrity of rural residential neighborhoods, assure orderly growth, preserve culturally and historically important sites and landmarks, encourage good visual quality, and high aesthetic standards.
- Efficiently utilize and conserve the City's resources.
- Encourage attractive and functional commercial centers, and increase and stabilize the local tax base.

## Master Plan Directive

The major goal of master plan zoning is to propose the direction in which the remaining areas of the city should develop. The city has accepted its responsibility for affordable housing by upgrading the use chart to include higher density zones. These zones should generally be on the perimeter of the city with good access to major roads without going through the core of the city. Zoning limits the number of houses per acre and allows for flexible development concepts.

The property along Highway 165 and the northwest part of Providence must be limited to commercial development. Development should consist mostly of retail sales to allow an increase in the city tax base. Commercial development outside of the mixed use district should have at least 30% green space to preserve the open and green character of the city. (Res 09-035 12/08/2009)

## Zoning Cont'd

No building construction should be considered above the deer fence.

Flexible planning concepts should be incorporated into the zoning ordinances allowing the city greater opportunity to create neighborhoods consistent with the Master Plan principles.

**Current concerns include:**

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- 1) 1999 Use Chart  
The master plan does not currently display the desirable areas for the new zones.
- 2) Zoning ordinance need further coordination and clarification, including:  
performance based zoning criteria.
- 3) The new use chart may allow too many small lots.

**Future Needs:**

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- 1) Residential  
Planning for safe neighborhoods.  
Planning neighborhoods consistent with Master Plan principle.
- 2) Commercial  
Consider neighborhood commercial at 8<sup>th</sup> south and 10<sup>th</sup> east, 3<sup>rd</sup> north and 1<sup>st</sup> east.  
Offer incentives for retail development.  
Development pays up-front cost.
- 3) Annexation  
Preserve and protect annexation declaration. Include Theurer property at southwest, and Celco property at southeast bench. Also include all properties south of Oliver Low's to USU property and west side of Hwy 165, and



designate for commercial.

# Residential Development

## Background

Residential development and its condition are of paramount importance to a community's well being and sense of identity. The prevalent housing type gives a community its sense of resident character. Providence City enjoys a broad mix of different housing types. The Residential Development within the City includes a wide range and variety of housing types, styles and price ranges. Future development trends will witness an increase in demand along with an associated decrease in affordability. Land prices, building costs and planning policies will play major roles in determining the amount, style, and quality of future residential development in Providence City.

## Principles

- New residential development should be developed based on density and include mixed residential uses.
- Open space shall be included as part of the overall Density of new residential development.
- Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
- New residential development should increase mobility and connectivity of the City's overall transportation system.
- New residential development should provide design for pedestrian-friendly development.
- New residential development should include all necessary public and private utilities.
- Residential development should not be encouraged within the major utilities easement on the east bench of the City.

## Master Plan Directive

Residential neighborhoods are very important to Providence City residents. Safety and aesthetics are important objectives in any new residential development. While most of Providence City's future population will want and can afford single family housing, a substantial number will either want housing options that requires less maintenance and upkeep, or need housing that is more affordable to own or rent.

Providence City has a very unique set of different residential areas within the community. The following are the different residential areas of the community:

## Residential Development cont'd

- Historical Providence City
- East Bench Development
- West Providence Development
- New Annexation Areas

The map on the following page shows these different areas within the community.

**Historical Providence City** - This is an area of Providence City which includes the original platted area of the community and the adjacent residential areas that have been developed over the years. Much of this area is defined by the historical platting that is common to most of the older communities in Utah. The City blocks were originally platted as a standard 660 feet by 660 feet block with six 1.33 acre lots.

Over the years the parcels in these blocks have been subdivided along the frontage creating fairly large undeveloped interblock areas. The development of these interblock areas has become increase issue of preserving the historical feel of the area of Providence City.

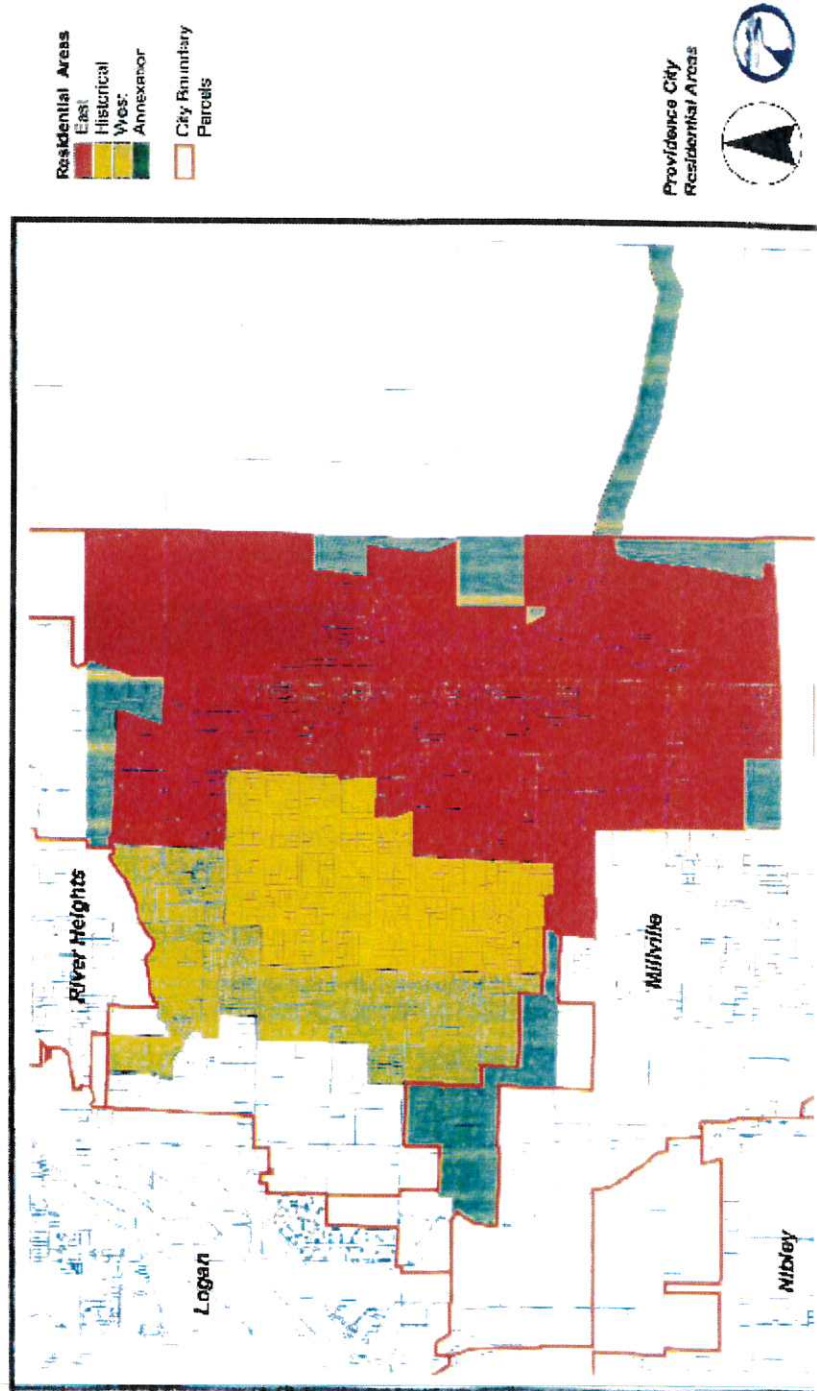
**East Bench Development** - Is an area where fairly recent residential development has taken place. Generally, the subdivision within this area is identified as an area of very high end single family housing development.

Some of issues facing the residential development within these areas is the lack multiple access to the area. Much of the potential lands that could annex into the City are located next to these areas.

**West Providence Development** - This area is also a new developing area of residential development within the City. This area is adjacent to the new and expanding commercial areas.

As the commercial area of Providence continues to experience growth the conflict between residential and commercial uses in this area will increase between these two land uses. These conflicts can be dealt with and mitigate by the use of design guidelines.

# Front of Residential Area Map





## Residential Development cont'd

**New Annexation Areas** – These are areas that are included in the City's Annexation Policy Plan and proposed to be annexed. Most of these areas will be annexed into the City as a residential area.

### Housing Inventory

The housing stock in Providence City is primarily single-family homes. In the last few years a number of multi family dwelling units have been built within the City.

The age of the housing stock also tells a lot about a community. The housing units within Providence City are fairly mixed age group. Twenty percent (20 %) of the housing stock within the community is fifty years and older. These structures are considered to be historically significant. Sixty six percent (66 %) of the housing stock is less than thirty years old. The Table below shows the age breakdown of residential housing for the Providence City.

Age Housing	Providence City	Percent
1939 or earlier	144	7.3 %
1940 to 1949	119	6.0 %
1950 to 1959	136	6.9 %
1960 to 1969	261	13.2 %
1970 to 1979	202	10.2 %
1980 to 1989	95	4.8 %
1990 to 2000 March	226	11.5 %
2000 to 2007	788	40.0 %
Median Home Age (yrs)	19.9	~
Total Units	1971	100.0 %

Source: US Census Bureau, 2000 Census

Since the 2000 Census forty percent (40 %) of the City's housing stock has been newly built. Over the next 20 years the number of housing units that will be older than fifty years will increase by fifteen percent (15 %). This will mean the housing stock will become older and will place increasing demands on the housing needs of the community.

The occupancy of the housing is primarily made up of owner occupied residential units. The owner occupied housing makes up 89 percent of the housing stock within Providence City in 2000. A number of rental occupied units have been developed since the 2000 census which has increased the number of renter occupied dwelling units within the City.

## Residential Development cont'd

Residential vacancy rates in Providence City have fluctuated over the years. The U.S. Census Report for 2000 shows a city wide vacancy rate for all housing units to be a very low 3.24 %. The 2000 residential vacancy rate for Cache County is much higher at 6.2 %. The table below illustrates Providence's growth in total housing units and vacancy rates for 2000 Census.

	Providence City	Cache County
Home Owned	88.87 %	64.6 %
Homes Rented	7.89 %	35.4 %
Housing Vacant	3.24 %	6.2 %

Source: US Census Bureau, 2000 Census

### Housing Affordability

The median value for all owner-occupied housing, including single family dwellings is \$191,900. The value of a single family dwelling unit within Providence appreciates at a rate of about 6.31 % annually. The table below shows the difference of home values within Cache County and Providence

	Providence City	Cache County
Median Home Cost	\$ 191,900	\$ 131,800
Apartment Rent	\$ 594	\$ 509

Source: US Census Bureau, 2000 Census

### Housing Condition

The condition of the housing stock of a community is a good indicator of the health of the community. The Bear River Association of Governments (BRAG) conducted a comprehensive housing condition survey, using federal Housing and Urban Development guidelines, was conducted by Bear River Association of Governments (BRAG) in 1994 and 2005. The over all condition of the housing stock within the Providence City is considered to be acceptable. The number of housing units that are considered to be deteriorated or dilapidated decreased by 7 units in 2005. There were no housing units in the 2005 survey the fell into the dilapidated category. The table below shows the result of the BRAG 1994 and 2005 Housing Survey.

## Residential Development cont'd

### Providence City Housing Quality

	1994	2005
Acceptable	796	1,192
Deteriorated	80	77
Dilapidated	4	0
Total Units	956	1269

Source: BRAG Housing Survey, 1994 and 2005

### EXISTING RESIDENTIAL ZONING

Balancing the desires and needs of all residents will be a challenge as future residential areas are developed. Providence's past zoning pattern has separated neighborhoods by lot size and housing types such that neighborhoods are almost entirely of one uniform lot size in single family areas, and higher density housing has been zoned to be separate from single family housing areas. Traditional Zoning segregates uses, lot sizes, and housing types.

#### Traditional Residential Composition

Historically, neighborhoods within Providence City have grown with a mix of housing sizes, sometimes a mix of lots sizes or even an occasional mother-in-law apartment or duplex mixed into a single-family neighborhood. More recently, neighborhoods have become much more homogeneous, with subdivisions providing lot sizes that are uniform, with smaller lots in other subdivisions.

#### Conventional Minimum Lot Size Standard

This system is based on regulations that set a minimum size standard for lots, such as "the minimum lot size is 10,000 square feet. Developers responding to a minimum size standard typically establish all lots in a subdivision as close as possible to the minimum; this approach will yield the most lots and thus maximize return on investment. This system has the advantage of helping to ensure a protection of property values within a neighborhood.



## Residential Development cont'd

In a system that encourages uniform lots, neighborhoods are composed largely of people in the same stage of life; there is little age diversity in a neighborhood. The functional consequence is that, as a family's children leave the house and a couple seeks to downsize, they must leave their long-time neighborhood. Downsizing may mean that longtime neighborhood relationships are lost and the couple may live within a different church boundary. According to the American Association of Retired Persons, 86% of older Americans prefer to remain in their current neighborhood after they retire and 65% have lived in the same community for more than 20 years.

### Alternative Households Per/Acre Standard

A household per acre standard is an alternative regulatory approach. If a 10 acre parcel could accommodate 40 units based on a 10,000 square foot minimum lot size, the alternative approach would establish a "4 units per acre" standard. Thus a developer could not build more than the 40 units, but would have flexibility to provide some larger lots and some smaller lots than 10,000 square feet. Using this approach, property values are maintained in three ways:

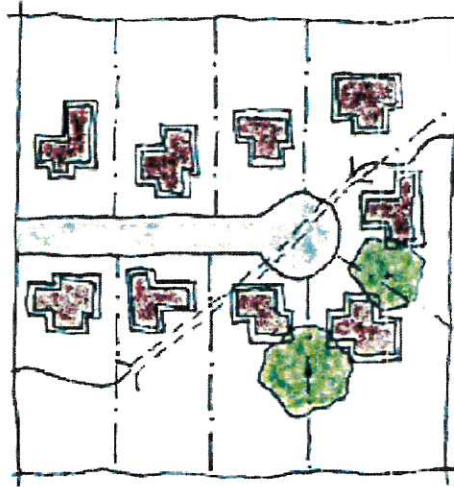
1. If a developer wants to build smaller lots, he must build corresponding larger lots - larger lots 'pay' for the smaller units,
2. An absolute minimum lots size or housing type standard is still specified to avoid extreme housing mixes. E.g., coupled with a 4 units per acre standard could be an absolute minimum lot size of 6,500 square feet or a standard set that duplexes will be allowed, but townhouses and stacked-unit condos will not be allowed.
3. For units that are smaller than the average size, e.g., lots that are 8,000 square feet, basic outward appearance standards may be attached to avoid homes that are visually dominated by protruding garage doors.

In this system, a developer could still build a uniform subdivision or could provide a mix of large and small lots with certain appearance assurances to maintain property values. This is not to say that large yards are discouraged, on the contrary, lot sizes and yards should be as flexible as possible to allow for greater affordability; thereby, increasing the percentage of residents that can enjoy homeownership and private yards. The following are examples of different subdivision designs:

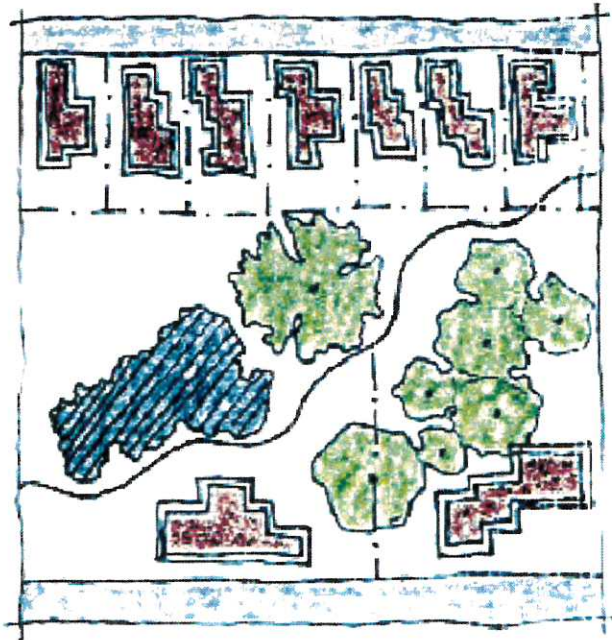


## Residential Development cont'd

**Traditional Subdivision:** with a minimum lot size standard, a homebuilder has a strong incentive to have all lots as close as possible to the minimum required size. This maximizes the # of homes.



**Alternative Subdivision:** same # of units, flexible lot sizes determined by homebuilder based on expected wants and needs of housing consumers



## Residential Development cont'd

**“Performance Based” Subdivision:** households per acre standard in which the homebuilder decided to provide a mix of lot sizes.



### RESIDENTIAL DEVELOPMENT POLICY:

#### Maintain the Existing Traditional Residential Zones

The existing residential area should be maintained since much of these areas are currently developed with only a few remaining vacant parcels to be built out.

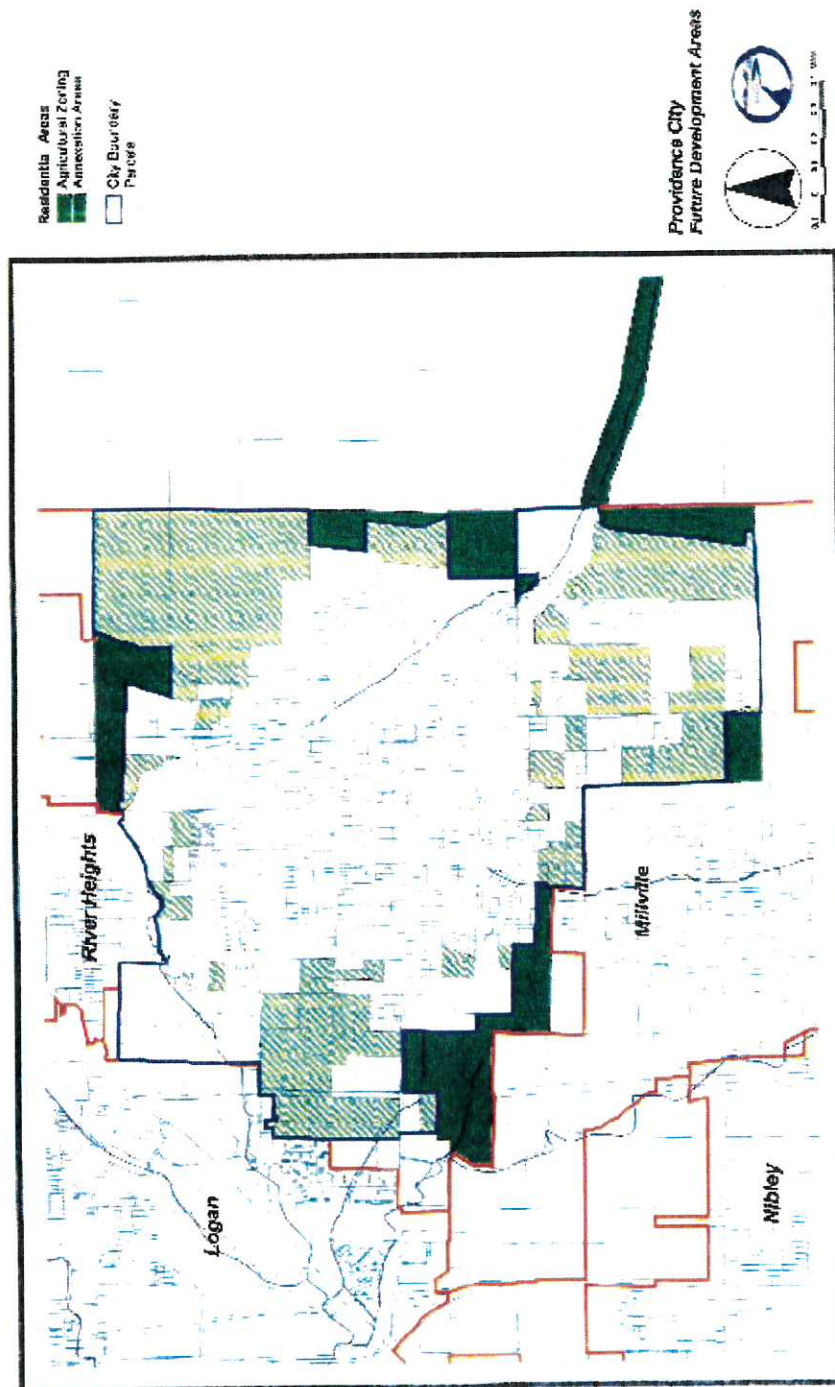
#### Adopt Performance Based Development Regulation

“Performance Based” zoning regulations defines acceptable levels of impact but leave to the creativity of the developments design to landowner or developer. Under a performance based system the overall density is regulated to control impacts. It will allow for a variety of housing types to be built within a given development.

#### Implementation

- Establish a Planned District Overlay developing a different zoning option to improve flexible development for new residential development areas and future annexation areas.(see Future Development Area Map).
- Single-Family Large (SFL) zoning and/or the Planned (P) zoning should be used for large rezones or annexations.
- Establish basic appearance standards for lots and housing types.

# Front of Future Development Map



# Design Review

## Background

Providence has had no design review process, and in fact has only minimally needed such a process until now. Zoning ordinances have provided necessary limitations since Providence was primarily a bedroom community where the status quo of 12,000 square foot lots with 95 foot frontage was the norm. Desire for commercial development and resulting tax income, as well as unprecedented growth necessitate some controls to regulate and ensure that the Master Plan principles are followed.

## Principles

- Commercial development shall be consistent with Providence's rural residential character.
- Preserve valued historic community assets.
- Establish design standards which are flexible but consistent with the context of Providence.

## Master Plan Directive

Continuation of the community's rural character will require careful evaluation of proposed development. Preservation of valued historic community assets must also be incorporated into design standards and promoted in new development and construction. Promotion of commercial development compatible with Providence's residential character must be encouraged and directed by a design standard.

### Current concerns include:

---

#### 1) Quality Standards

No standards exist which will allow the principles of the Master Plan to be maintained.

Quality standards can be implemented with maximum flexibility while maintaining a consistent quality.

Planning Commission should immediately integrate a design standard as part of the zoning ordinance.

Quality standards may include natural features, cultural resources, open spaces, circulation systems, building design, and design of ancillary structures..



Future Needs:

---

1) Commercial

Buildings constructed in the Spring Creek commercial area have set a precedent of quality and design. The standard needs to be quantified and sustained.

Buildings should be oriented to pedestrians as much as to automobiles.

Parking should be subordinate to the streetscape, located between and behind buildings.

Human scale and visual interest must be considered.

2) Residential

Some form of design standard for residential construction should be implemented to improve the visual quality consistent with the principles of the master plan.

Preservation of neighborhood character.

3) Items Included

Items which may be included in the design review process may include, but not be limited to:

Protection of visual rights.

Protection from artificial light encroachment.

Protection of open space.

Protection of neighborhood character.

Protection of historic character.

4) Implementation

Providence has a unique historic architecture as represented in the earlier homes and buildings located within the city. A precedent has also been set consistent with the direction recommended by the Planning Commission and the Commercial Development Committee

relative to the commercial buildings recently constructed along Spring Creek Parkway.

An ordinance proposed by the Planning Commission and approved by City Council for commercial areas should include the following concepts:

Site Design -

- Protect views to the mountains.

- Provide positive enhancements to open space.

- Develop outdoor patios and courtyards.

  - Minimize the visual impacts of surface parking.

  - Screen street edges of parking areas.

  - Minimize the visual impact of utilitarian structures.

  - Orient new buildings to their lot lines , not at an angle.

- Allow zero lot-line side yards in commercial areas to promote a 'streetscape' appearance.

**Design Review cont'd**

#### Building Design -

Require scale, mass and height of new buildings to harmonize with existing structures.

Require additions or modifications to existing buildings to preserve the character of the existing structure.

Require orientation and alignment of new structures to harmonize with existing structures.

Require materials and to be appropriate for the time period and architectural style of Providence.

Use of clay brick masonry is strongly encouraged.

Encourage the use of pitched roofs.

Encourage appropriate use of awnings, preferably of a matte finish, for existing and new buildings.

#### Lighting -

Provide lighting that is:

Unobtrusive. Consider that the light source should not be visible.

Use lighting:

To accent architectural details

To accent building entries.

To accent signs.

To illuminate sidewalks.

To enhance security.

An ordinance proposed by the Planning Commission and approved by City Council for residential areas should include the following concepts:

#### Site Design -

Protect views.

Provide positive enhancements to open space.

Develop outdoor patios and courtyards.

Minimize the visual impacts of surface parking.  
Maximize street trees.

**Building Design -**

Require scale, mass and height of new buildings to harmonize with existing adjacent structures.

Require additions or modifications to existing buildings to preserve the character of the existing structure.

Recommend that orientation and alignment of new structures to harmonize with existing structures.

Encourage the use of porches.

## **Design Review cont'd**

**Lighting -**

Provide lighting that is:

Unobtrusive.

Consider that the light source should not be visible.

Lighting should not blind the public way.

Lighting should not intrude upon adjacent properties



Use lighting:

- To accent architectural details and entries.
- To illuminate sidewalks.
- To enhance security.

Fences -

Allow fences that:

- Do not visually block open space areas (setback).
- Enhance the quality of neighborhood.

# Open Space

## Background

As a rural community Providence historically has been a community with large areas of open space. Recent development has demonstrated that open space can disappear very quickly. Managed development must account for the communities open space needs through flexible and wise planning.

## Principles

- Characterize the community by retaining the feel of open space.
- Provide open space to characterize Providence as a livable community.
- Ensure planning flexibility and quality control in consideration of open space..
- Continue the community's rural character.
- Create civic open spaces and safe, pedestrian-friendly streets.
- Develop schools, city center, parks, as centers of open space.
- Encourage preservation and management of open spaces.

## Master Plan Directive

Ensure that new development contributes its share of open space to Providence's future by flexible planning concepts and adherence to the stated principles.

### Current concerns include:

---

- 1) Existing open space  
Must be groomed and maintained. Areas in disrepair should be encouraged to improve or cited.
- 2) Preservation of open space  
Must be considered in tandem with developers needs.

Future Needs:

---

- 1)     Preservation  
Development concepts such as 'Bayhome', 'Coving', 'Subservient Easements', which preserve open space must be encouraged.
- 2)     Grooming  
Development of "Tree City" designation should be encouraged.

# Urban Trails

## Background

Trails have been indicated on the previous master plan, but have not been effectively pursued. Trail development has been very limited. Providence City has entered into an agreement with Utah State Wildlife Resources to limit the deer fence trail to a walking, bicycling trail only - no motorized vehicles.

## Principles

- Preserve the rural character of Providence by providing trails for walking and biking.
- Assist the needs of transportation systems by enhancing use of urban trails.
- Integrate trails into natural settings, such as the Spring Creek corridor.

## Master Plan Directive

The need for trails within the City will increase as development continues to absorb present open space. Transportation corridors, as well as Water Systems, Parks and Recreation, and other master planing concepts will benefit from development of trails.

### Current concerns include:

- 1) Deer Fence  
Protection of the 'deer fence' corridor should be maintained.
- 2) Urban Development  
As the city becomes increasingly urban, opportunities to interact with nature become increasingly important. Trails should assist the needs of transportation corridors while protecting native wildlife, riparian areas, and open space.



Future Needs:

---

- 1) Trail development.  
Spring Creek Riparian trail development.  
Edgewood ravine cross trails.  
Downtown connecting trails.  
100 North (Providence Lane) trail.  
New unnamed trails.
- 2) Procurement  
Provide off-road trails and canyon development.  
Provide bicycle Paths for transportation and recreation.
- 3) Maintenance:  
Maintain and improve public access to Spring Creek.  
Maintain and improve public access to the Deer Fence Trail.  
Consider Trails maintenance by volunteer/community groups.
- 4) Connections:  
Trail from Logan to Blacksmith Fork Canyon.  
Coordinate urban trails with surrounding communities.
- 5) Accessibility:  
Trails should comply with accessibility guidelines where possible.

# Parks and Recreation

## Background

Providence City has a high commitment to the development of sports and recreation within the City. Parks are available for neighborhood gatherings, group and family reunions, and similar activities.

## Principles

- Develop Providence City Parks as a vital contribution to a livable community.
- Develop parks as centers of community activity.
- Encourage preservation and management of open spaces.

## Master Plan Directive

Providence City should actively pursue continued development of parks as places of open space and recreational opportunities throughout the city, through major parks, pocket parks, nature preserves, and open space within developments.

Current concerns include:

---

- 1) High Density Zones  
Open space in high density zones is needed.
- 2) Neighborhood Parks  
Development of neighborhood parks by acquisition or by cooperation with developments is needed
- 3) Sports Parks  
Expansion of sports facilities is needed
- 4) Nature Parks  
Development of nature parks should be considered in areas where this is a viable solution.

Future Needs:

---

- 1) High Density Zones  
Recently enacted higher density zones must be accompanied by open space and areas where a sense of community can be fostered.
- 2) New Parks  
Add neighborhood parks and pocket parks to various areas of the city.  
Pursue larger available properties for major parks, using attached secondary water shares for irrigation.
- 3) Sports Parks  
Development of Zollinger Park for additional soccer, baseball, and softball fields are needed to strengthen the current recreation program.
- 4) Nature Parks  
Nature parks should be developed along Spring Creek, in the canyon, and in other identifiable locations where activities of walking, biking, and leisure time, may be enjoyed.
- 5) Recreation Center  
Development of a community recreation center should be considered.
- 6) Reservations  
Development of parks not requiring reservations for use should be considered.
- 7) Maintenance  
A maintenance standard should be written, with a plan for funds to implement.

# Wildlife

## Background

Providence City has historically been a place of habitat for wildlife. Encroachment of development has diminished the habitat, resulting in fewer species remaining in the area.

## Principles

- Continue the community's rural character.
- Preserve valued historic community assets.
- Encourage preservation and management of open spaces.

## Master Plan Directive

Providence City should pursue preservation of wildlife while protecting both the citizenry and the wildlife

### **Current concerns include:**

---

#### 1) Deer in City

Although the presence of deer in the city is enjoyed by some, the deer present an increasing problem due to destruction of edible landscape.

#### 2) Small Animals

Small animal wildlife is displaced as development encroaches into their habitat.

### **Future Needs:**

---

#### 1) High Bench

Encourage protection of high bench area for winter feeding range.

#### 2) Deer Herd

Consider relocation of the deer herd as the compromise solution. Utah Wildlife Department and the city are working together to analyze the situation.

#### 3) Protection

Protection of existing wildlife should be encouraged by the design



and selection of areas for open space, parks, trails, etc. that will allow both human and animal habitation to coexist.

# Conclusion

**Those who** come after must acquire an understanding of the intent of this document. Confusion and poor judgements come from unclear statements and misinterpreted documents, as evidenced by past recommendations based on misinformation, or personal agenda.

**Decisions** based on the principles of the Master Plan will result in a community-based outcome. Decisions must be neither arbitrary nor based on the interests of the few.

**The fundamental concepts** expressed in the principle stated herein must direct future commissioners and councilors in their recommendations and decisions.

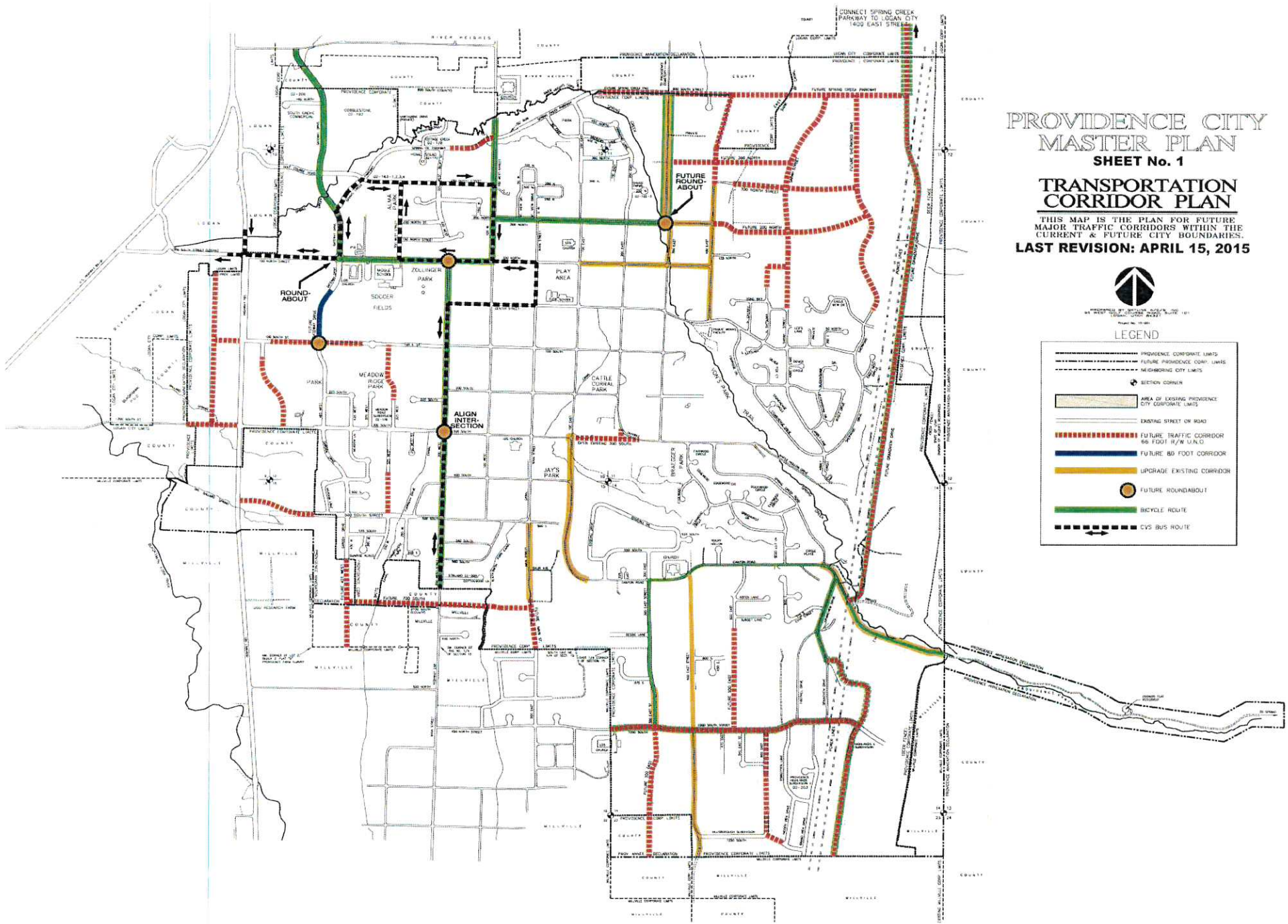
**The zoning ordinance** states that its purpose is to:

1. Protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City. This includes regulation on the height and size of buildings, and other structures; percentage of lot that may be occupied, size of yards, courts, and other open spaces, density of population, and use of buildings, structures, and land for trade, industry, residence, or other purposes, and the landscaping thereof.
2. Protect life and property from natural hazards, and assure efficient and safe traffic movement.
3. Conserve the value and integrity of rural residential neighborhoods, assure orderly growth, preserve culturally and historically important sites and landmarks, encourage good visual quality, and high aesthetic standards, and efficiently utilize and conserve the City's resources.
4. To encourage attractive and functional commercial centers, and increase and stabilize the local tax base.
5. Promote the principles of the Master Plan.

**Remember** that *all* elements of good zoning and planning must work in harmony and be considered in tandem if the principles and goals of the Master Plan are to be realized.

**We look** to the future with anticipation that all involved will capture the vision of what Providence may become - *"A livable, sustainable community where all elements of the city reflect the communities aspirations for life, work, learning, play and growth".*

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# PROVIDENCE CITY MASTER PLAN

## SHEET No. 1

### TRANSPORTATION CORRIDOR PLAN

THIS MAP IS THE PLAN FOR FUTURE  
MAJOR TRAFFIC CORRIDORS WITHIN THE  
CURRENT & FUTURE CITY BOUNDARIES.  
LAST REVISION: APRIL 15, 2015



#### LEGEND

- PROVIDENCE CORPORATE LIMITS
- FUTURE PROVIDENCE CORP. LIMITS
- NEIGHBORING CITY LIMITS
- SECTION CORNER
- AREA OF EXISTING PROVIDENCE CITY CORPORATE LIMITS
- EXISTING STREET OR ROAD
- FUTURE TRAFFIC CORRIDOR 60 FOOT R/W LINK
- FUTURE 40 FOOT CORRIDOR
- UPGRADE EXISTING CORRIDOR
- FUTURE ROUNDABOUT
- BICYCLE ROUTE
- CVT BUS ROUTE



# PROVIDENCE CITY MASTER PLAN

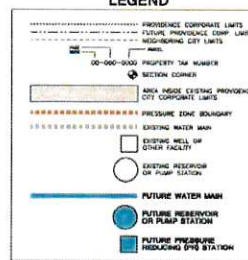
SHEET No. 2  
REVISED 03-15-02

## WATER SYSTEM PLAN

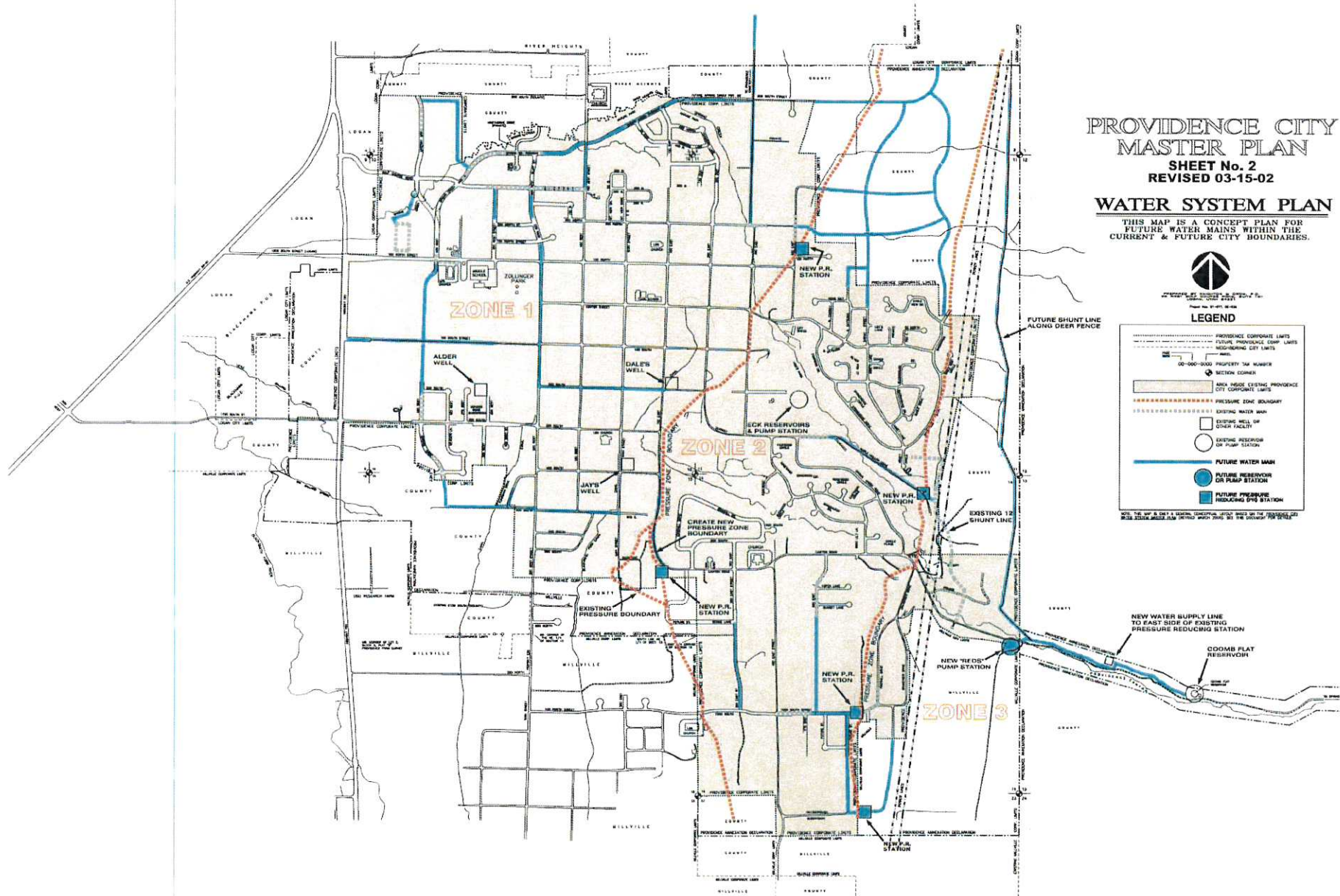
THIS MAP IS A CONCEPT PLAN FOR  
FUTURE WATER MAINS WITHIN THE  
CURRENT & FUTURE CITY BOUNDARIES.



### LEGEND



NOTE: THE MAP IS ONLY A GENERAL CONCEPTUAL LAYOUT BASED ON THE INFORMATION SET  
IN THE EXISTING RECORDS AND FIELD SURVEY DATA. THE DESIGNER FOR THE PROJECT.



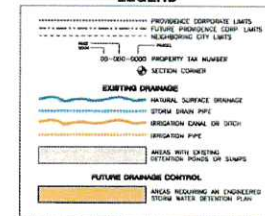
# PROVIDENCE CITY MASTER PLAN SHEET No. 3

## STORM WATER PLAN

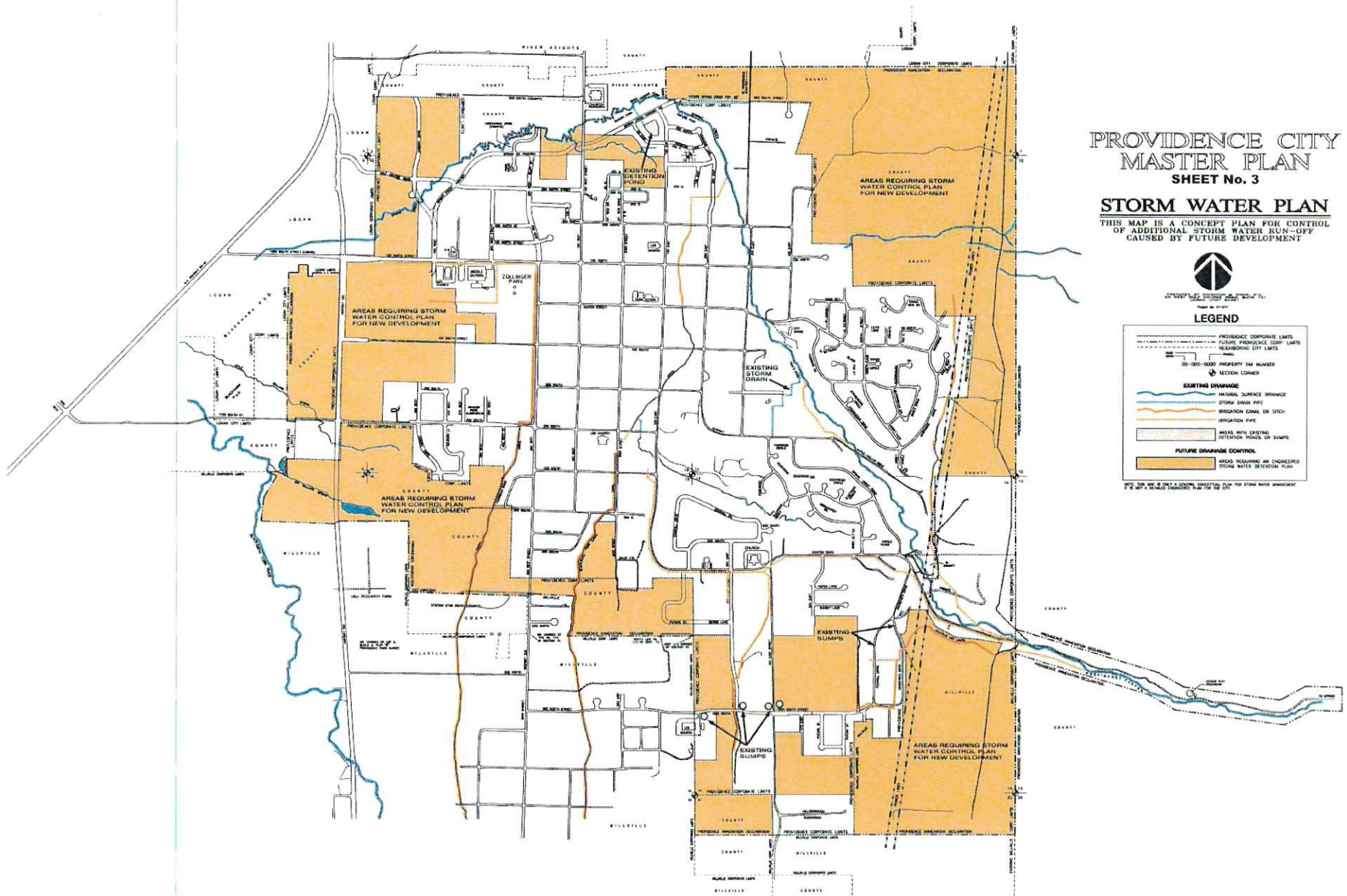
THIS MAP IS A CONCEPT PLAN FOR CONTROL  
OF ADDITIONAL STORM WATER RUN-OFF  
CAUSED BY FUTURE DEVELOPMENT



### LEGEND



THIS MAP IS A CONCEPT PLAN FOR STORM WATER MANAGEMENT  
AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA





# PROVIDENCE CITY MASTER PLAN SHEET No. 4

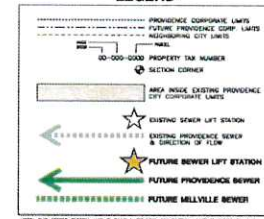
## SEWER SYSTEM PLAN

THIS MAP IS A CONCEPT PLAN FOR FUTURE  
SEWER TRUNK LINES WITHIN THE  
CURRENT & FUTURE CITY BOUNDARIES.

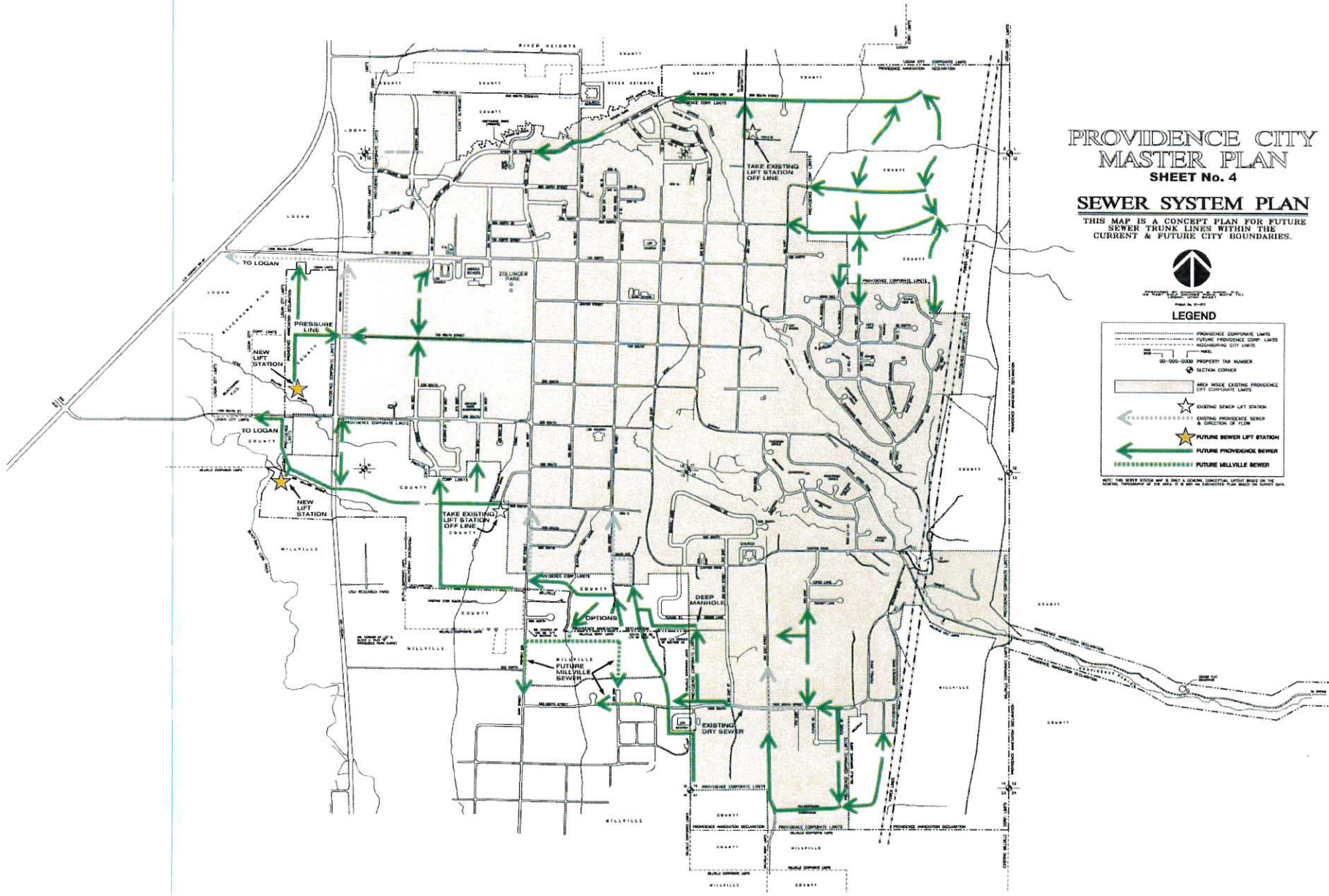


AS PREPARED BY THE CITY OF PROVIDENCE  
PLANNING DEPARTMENT

### LEGEND



NOTE: THE SEWER SYSTEM MAP IS ONLY A GENERAL CONCEPT. FUTURE CHANGES IN THE SEWER SYSTEM WILL BE MADE AS NECESSARY.





# OFFICIAL ZONING MAP OF THE CITY OF PROVIDENCE UTAH

SHEET 5-A OF THE  
PROVIDENCE CITY MASTER PLAN  
REVISED: JUNE 7, 2016



AS PREPARED BY: BENTLEY, KAPLAN & ASSOCIATES, INC.  
1000 WEST 1000 SOUTH, SUITE 200  
CANYONVILLE, OR 97331  
Contact: 503-265-1100, Fax: 503-265-1101

## LEGEND

	PROVIDENCE CORPORATE LIMITS
	NEIGHBORING CITY LIMITS
	ZONING DISTRICT BOUNDARY
	PROPERTY LINE
	WATER
	SECTION CORNER
	00-000-0000 PROPERTY TAX NUMBER
<b>ZONING DISTRICTS*</b>	
	AGR AGRICULTURAL DISTRICT
	SFE SINGLE FAMILY ESTATE DISTRICT
	SFL SINGLE FAMILY LARGE DISTRICT
	SFT SINGLE FAMILY TRADITIONAL DISTRICT
	SFR SINGLE FAMILY RESIDENTIAL DISTRICT
	SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
	SFH SINGLE FAMILY HIGH DENSITY DISTRICT
	SMH SINGLE FAMILY MOBILE HOME DISTRICT
	MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
	MFM MULTIFAMILY MEDIUM DENSITY DISTRICT
	MFH MULTIFAMILY HIGH DENSITY DISTRICT
	MXD MIXED USE DISTRICT
	CND COMMERCIAL NEIGHBORHOOD DISTRICT
	COD COMMERCIAL GENERAL DISTRICT
	CHD COMMERCIAL HIGHWAY DISTRICT
	PUB PUBLIC USE DISTRICT

\* NOTE: THIS ZONING MAP IS A COMPILED OF ZONE BOUNDARIES THAT HAVE BEEN DRAWN ON COPIES OF CHEN COUNTY RECORDS'S PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. BECAUSE OF VARIOUS CITY PLATS FOR ZONING BOUNDARIES.

ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY CHANGES IN COLOR.

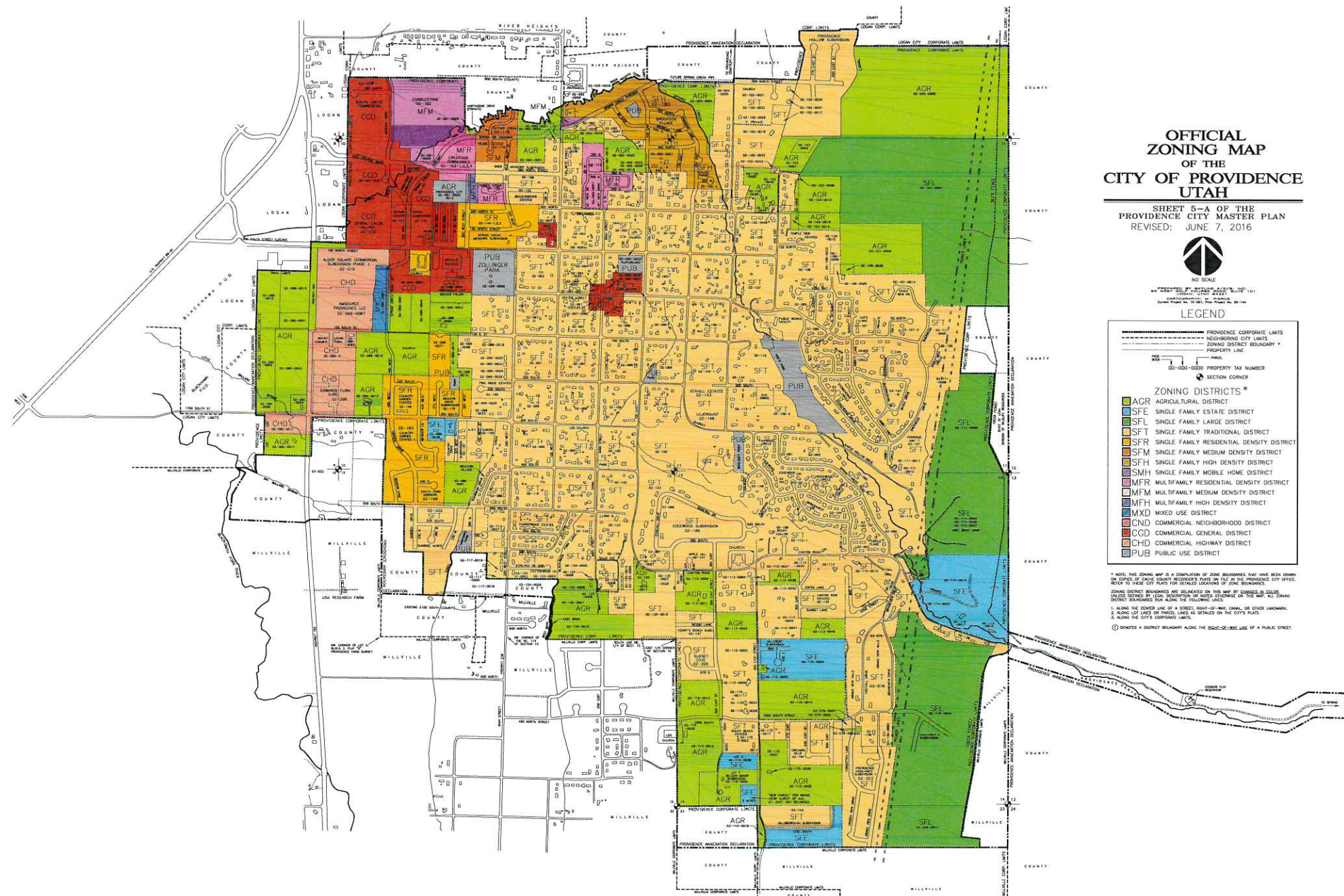
UNITS: DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY CHANGES IN COLOR.

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL, OR OTHER LANDMARK.

2. ALONG LOT LINES OR PARCEL LINES AS SHOWN ON THE CITY PLATS.

3. ALONG THE CITY'S CORPORATE LIMITS.

4. ALONG A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.





# PROVIDENCE CITY MASTER PLAN

SHEET No. 5-B

## FUTURE RE-ZONE OF EXISTING DISTRICTS

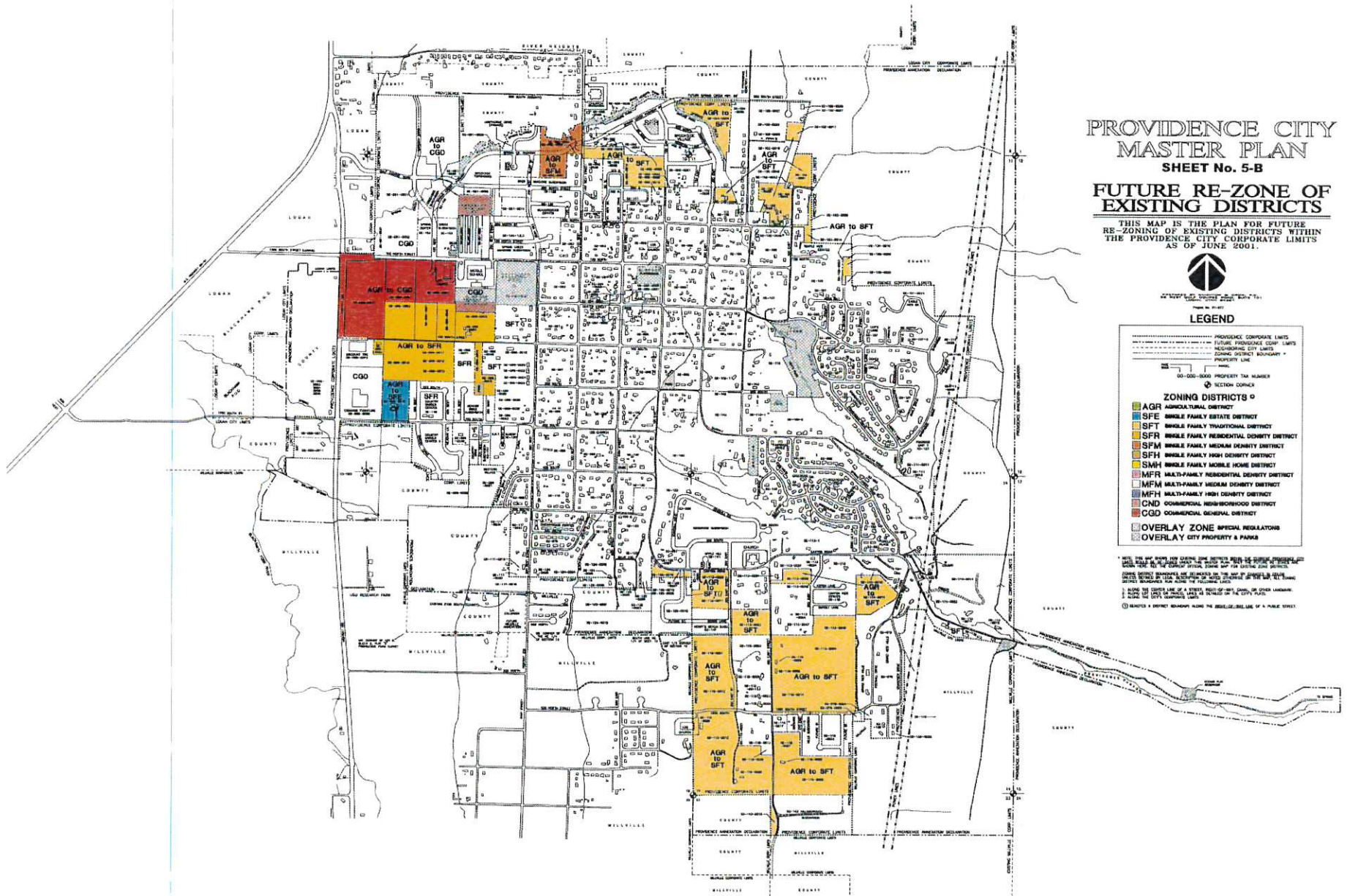
THIS MAP IS THE PLAN FOR FUTURE  
RE-ZONING OF EXISTING DISTRICTS WITHIN  
THE PROVIDENCE CITY CORPORATE LIMITS  
AS OF JUNE 2001.



### LEGEND

	PROVIDENCE CORPORATE LIMITS
	FUTURE PROVIDENCE CORP. LIMITS
	RECORDING CITY LIMITS
	ZONING DISTRICT BOUNDARY
	PROPERTY LINE
	00-000-0000 PROPERTY TAX NUMBER
	SECTION CORNER
<b>ZONING DISTRICTS</b>	
	AGR AGRICULTURAL DISTRICT
	SFE SINGLE FAMILY ESTATE DISTRICT
	SFT SINGLE FAMILY TRADITIONAL DISTRICT
	SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
	SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
	SFH SINGLE FAMILY HIGH DENSITY DISTRICT
	SMH SINGLE FAMILY MOBILE HOME DISTRICT
	MFR MULTI-FAMILY RESIDENTIAL DENSITY DISTRICT
	MFH MULTI-FAMILY MEDIUM DENSITY DISTRICT
	MFH MULTI-FAMILY HIGH DENSITY DISTRICT
	CND COMMERCIAL NEIGHBORHOOD DISTRICT
	CGD COMMERCIAL GENERAL DISTRICT
	OVERLAY ZONE SPECIAL REGULATIONS
	OVERLAY CITY PROPERTY & PARKS

\* THIS MAP SHOWS THE EXISTING ZONING DISTRICTS WITHIN THE PROVIDENCE CITY CORPORATE LIMITS. THE FUTURE PROVIDENCE CITY CORPORATE LIMITS ARE SHOWN BY A DOTTED LINE. THE RECORDING CITY LIMITS ARE SHOWN BY A THIN SOLID LINE. THE ZONING DISTRICT BOUNDARIES ARE SHOWN BY A THICK SOLID LINE. THE PROPERTY TAX NUMBERS ARE SHOWN BY A THIN SOLID LINE. THE SECTION CORNERS ARE SHOWN BY A CIRCLE WITH A CROSS. THE ZONING DISTRICTS ARE SHOWN BY A THICK SOLID LINE. THE OVERLAY ZONE SPECIAL REGULATIONS ARE SHOWN BY A LIGHT GREY SQUARE. THE OVERLAY CITY PROPERTY & PARKS ARE SHOWN BY A DARK GREY SQUARE.





THIS MAP IS THE PLAN FOR ZONING DISTRICTS  
IN FUTURE ANNEXATIONS TO PROVIDENCE CITY.



PRESIDENTIAL CORPUSCULE LIMITS  
 FUTURE PRODUCTION COMP. LIMITS  
 NEIGHBORING CITY LIMITS  
 COUNTY BOUNDARY  
 PROPERTY LINE  
 NAME  
 00-000-0000 PROPERTY TAX NUMBER  
 SECTION CORNER  
**ZONING DISTRICTS**  
**AGR** AGRICULTURAL DISTRICT  
**SFE** SINGLE FAMILY ESTATE DISTRICT  
**SF1** SINGLE FAMILY TRADITIONAL DISTRICT  
**SF2** SINGLE FAMILY TRADITIONAL DISTRICT  
**SFM** SINGLE FAMILY MEDIUM DENSITY DISTRICT  
**SFH** SINGLE FAMILY HIGH DENSITY DISTRICT  
**SMH** SINGLE FAMILY MEDIUM HOME DISTRICT  
**MFR** MULTI-FAMILY RESIDENTIAL OFFICE DISTRICT  
**MF1M** MULTI-FAMILY MEDIUM DENSITY DISTRICT  
**MF2M** MULTI-FAMILY MEDIUM DENSITY DISTRICT  
**CND** COMMERCIAL NEIGHBORHOOD DISTRICT  
**CGD** COMMERCIAL GENERAL DISTRICT  
**OVERLAY** ZONE SPECIAL REGULATIONS  
**OVERLAY** CITY PROPERTY & PARKS

NOTE: THIS MAP SHOWS LAND DISTRICTS BASED ON THE FOLLOWING ASSUMPTIONS BY PROPOSER:

1. TOTAL: 100% OF LAND IN EACH DISTRICT IS USED FOR THE PURPOSES OF THE PROPOSAL.

2. THE DISTRICTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:

(1) THE DISTRICTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL, OR OTHER LANDMARK.

2. ALONG THE CORNER OF A LOT, OR ALONG A LOT LINE OR THE CITY'S PLATS.

3. ALONG THE CITY'S EXISTING LINES.

(2) LOCATED A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.





# PROVIDENCE CITY MASTER PLAN COMBINED SHEETS Nos. 7, 8 & 9

## PARKS, OPEN SPACE, & URBAN TRAILS



APRIL 1997, BY THE CITY OF PROVIDENCE, UTAH  
PROJECT NO. 91-07

### LEGEND

---	PROVIDENCE CORPORATE LIMITS
---	FUTURE PROVIDENCE CORP. LIMITS
---	NEIGHBORING CITY LIMITS
---	EXISTING DISTRICT BOUNDARY
---	PROPERTY LINE
---	MAIL
---	10-000-0000 PROPERTY TAX NUMBER
---	SECTION CORNER
---	EXISTING CITY PROPERTY
---	EXISTING PARKS, RECREATION & WILDLIFE AREAS
---	FUTURE PARKS, OPEN SPACE, & WILDLIFE AREAS
---	BICYCLE COMMUTER ROUTE
---	PRIMITIVE TRAILS, ALL USES
---	WHEEL CHAIR ACCESSIBLE

